

**73 Sunset Heights
Cochrane, Alberta**

MLS # A2284779

\$586,900



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|------------------|---|---------------|-------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,565 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, On Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Garden, Gentle Sloping, Lawn, No Neighbours Behind, Street Light | | |

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|--------------------|--|-------------------|------------|
| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | 10-26-4-W5 |
| Exterior: | Vinyl Siding | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Hide-A-Bed In Basement | | |

*** Open House Saturday February 21, and Sunday February 22, 1:00pm to 3:00pm*** Welcome to 73 Sunset Heights, a well-designed 2-storey home offering nearly 1,600 sq ft above grade, a double attached garage, and a fully finished basement—providing plenty of space for everyday living. The main floor features an open and functional layout with a kitchen complete with a long eating bar, flowing into the dining area with access to the deck (gas line for your BBQ) and a comfortable living room anchored by a cozy gas fireplace. Upstairs you’ll find a spacious bonus room that could be converted into a bedroom if needed, a loft-style flex space ideal for a home office or reading nook, a full main bathroom with separate shower, and a generous primary bedroom with a walk-in closet. The fully finished lower level adds valuable living space with a large family room, play or recreation area, and a full bathroom—perfect for guests, kids, or movie nights. Step outside to the backyard featuring raised flower beds—perfect for gardening enthusiasts or those who appreciate a touch of outdoor charm and low-maintenance landscaping. Conveniently located close to a K–8 school, with no HOA fees in this phase, and shopping and everyday amenities within walking distance. With Highway 22 construction nearing completion, commuting in and out of Cochrane is becoming easier and more efficient. A solid home with flexible living spaces in a well-established community.