

## 30 Sunset Heights Cochrane, Alberta

**MLS # A2253657**


# \$550,000

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Enclosed		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-26-4-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vinyl Windows		

**Inclusions:** window Curtains (all), window curtain rods (all)

Welcome to 30 Sunset Heights in the charming neighbourhood of Sunset Ridge, Cochrane. This upgraded bungalow offers over 1600 sqft of developed living space with an open concept living room and kitchen with an abundance of natural light that flows to the back deck and landscaped yard. Main floor has 2 bedrooms including a primary with 4pc ensuite, plus an additional 4pc bath. The fully finished basement features large windows, a family room, rec room, additional bedroom, another 4pc bath, and laundry. Updates include brand new furnace (2025), brand new dryer (2025), upgraded lighting, Nest thermostat, and security system installed. The backyard was fully remodelled in 2023 with an 8x16 deck, new lawn, stone hot tub area, shrubs, mulch, and decorative touches. A large detached garage and paver stone walkway complete the exterior. Close to gas, bakery, Lions Head Pub, Trading Post (pharmacy, medical, restaurants, shops), schools (RancheView K&ndash;8, St. Timothy&rsquo;s High), trails, parks, ponds, and fields. Move-in ready bungalow in a great location.