

\$719,900 - 177 Sunset Heights, Cochrane

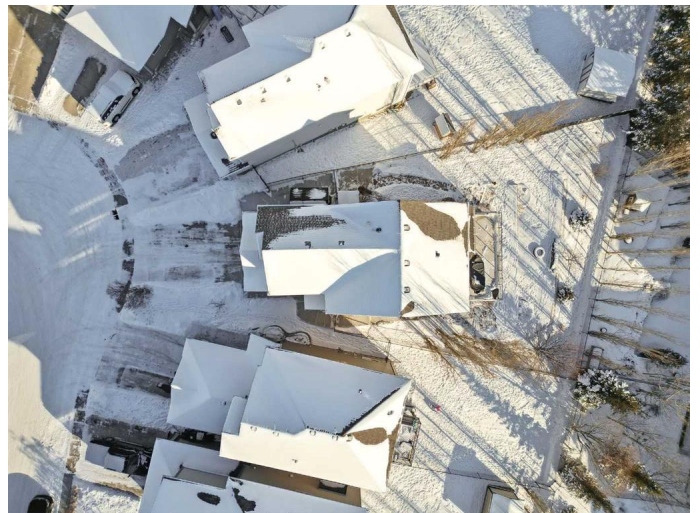
MLS® #A2195806

\$719,900

4 Bedroom, 4.00 Bathroom, 1,790 sqft
Residential on 0.16 Acres

Sunset Ridge, Cochrane, Alberta

Nestled in the heart of the highly sought-after Sunset Ridge community, 177 Sunset Heights is not just a home – it’s a peaceful retreat with BREATHTAKING VIEWS. Set on a sprawling 7,160-SQUARE FOOT LOT, this meticulously maintained property is surrounded by abundance of MATURE TREES, ensuring privacy and tranquility. Inside, the 1,789 square feet of thoughtfully designed living space offers the perfect balance of elegance and practicality, including a FULLY FINISHED WALK-OUT basement with a FOURTH BEDROOM and bathroom. The 32-FOOT-LONG DRIVEWAY offers plenty of space for a trailer, adding to the convenience for RV OWNERS. Step outside to your own outdoor sanctuary, starting with the upper deck featuring durable Duradek and a like-new patio umbrella, staying with the home | It’s the perfect place to relax and enjoy the stunning MOUNTAIN VIEWS. | The lower level presents a charming ENCLOSED PATIO AREA with retractable screens, offering a versatile space to embrace the outdoors. | Gather around the inviting FIRE PIT, an ideal spot for cozy evenings. | TWO STORAGE SHEDS are also included, providing ample space for your outdoor gear and supplies. | This home also features AIR CONDITIONING for ultimate comfort and offers abundant storage throughout. | The HEATED GARAGE is an exceptional feature, offering CUSTOM CABINETRY, a reinforced tire rack, and a Vacuflo system for added convenience and



outstanding organization. | The chef's kitchen is a dream, with a GAS COOKTOP, built-in oven, microwave, warming drawer, SilGranit sink, beverage fridge, and garburator. Completing the space are a 2022 fridge and dishwasher, making this kitchen as modern and efficient as it is beautiful. The living room is centered around a cozy gas fireplace with a RECLAIMED WOOD MANTEL, adding charm and warmth. Additional updates include brand-new LVP flooring throughout the main floor and stairs, FRESH PAINT ON EVERY FLOOR, updated interior lighting, solid core doors, and professionally painted kitchen cabinetry. The laundry room is equipped with a custom countertop for folding. CALIFORNIA CLOSET organizers in most closets throughout the home. For peace of mind, the home features a top-of-the-line LOREX SECURITY SYSTEM valued at \$5,000, a doorbell camera. GEMSTONE lighting adds curb appeal and creates a warm ambiance. This gorgeous property is just three houses away from access to Sunset Ridge's expansive walking paths, which lead to the breathtaking SUNSET RIDGE NATURE RESERVE, this prime location offers an active lifestyle with effortless access to parks, trails, and ponds. Additionally, within WALKING DISTANCE TO ESSENTIAL COMMUNITY AMENITIES such as a convenience store, gas station, doctor's office, TWO SCHOOLS, and a veterinary clinic, this home is ideally situated. It truly has it all " luxury, functionality, and an exceptional location. We can't wait to welcome you home!

Built in 2008

Essential Information

MLS® #	A2195806
Price	\$719,900

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,790
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	177 Sunset Heights
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0C9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Front Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Pantry, Storage, Walk-In Closet(s), Granite Counters, Jetted Tub, Recessed Lighting, Soaking Tub, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Window Coverings, Central Air Conditioner, Garburator, Gas Cooktop, Range Hood, Warming Drawer, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Masonry
Has Basement	Yes

Basement Full, Finished, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Lighting, Private Yard

Lot Description Back Yard, Landscaped, Treed, Triangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete, Piling(s)

Additional Information

Date Listed February 21st, 2025

Days on Market 20

Zoning R-LD

Listing Details

Listing Office Coldwell Banker Mountain Central

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