

\$550,000 - 30 Sunset Heights, Cochrane

MLS® #A2253657

\$550,000

3 Bedroom, 3.00 Bathroom, 973 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

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 8, St. Timothy­s High), trails, parks, ponds, and fields. Move-in ready bungalow in a great location.

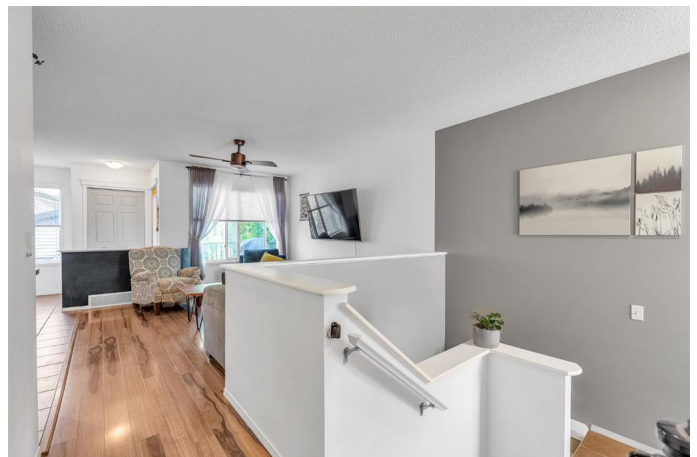
Built in 2007

Essential Information

MLS® # A2253657

Price \$550,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	973
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	30 Sunset Heights
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0C7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Enclosed
# of Garages	2

Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	7
Zoning	R-LD

Listing Details

Listing Office	2% Realty
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