

**34 Sunset Heights
Cochrane, Alberta**

MLS # A2178459



\$545,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,391 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Gazebo, Front Yard, Lawn, Garden, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	10-26-4-W5
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Kitchen Stools x2, Gazebo with mosquito netting, Alarm (no contract) Door Bell Camera, Smart Thermostat, Outdoor Video Cameras.

Nestled in charming Cochrane, Alberta, this inviting two-storey home on a corner lot offers the perfect blend of style and practicality. As you approach, a cozy west-facing front porch welcomes you—an ideal spot to enjoy a morning coffee or an evening beverage. Step inside to an open-concept main floor, where warm hardwood flooring flows throughout the spacious living room, dining area, and kitchen. A cozy fireplace in the living room adds ambiance and warmth, making it an inviting space for gatherings and quiet evenings. A convenient half bath is also located on the main floor. The kitchen flows seamlessly into a dining area that overlooks the back deck, blending indoor and outdoor living with ease. A spacious island anchors the kitchen, enhancing both functionality and style, while a pantry and a hidden spice rack ensure every detail is thoughtfully designed. Perfect for summer barbecues, the deck opens to a backyard that offers ample room for relaxation, play, and gatherings. Additionally, a double detached garage with 220 power, RV parking, and convenient paved back-alley access complete this ideal setup for both family life and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a tranquil primary suite featuring a walk-in closet and private ensuite. The additional two bedrooms share a full bathroom. Discover the exciting potential in this unfinished basement, a blank canvas ready for your creative touch. With generous space, this basement offers a great opportunity to increase both the functionality and value of your home by transforming it into a fully personalized living space. This home offers a lifestyle that balances comfort, style, and outdoor living, all within a family-friendly neighbourhood. Sunset Ridge community offers a wide range of amenities and convenient access to schools, shopping, and

transportation. The neighborhood includes two schools, allowing children to attend from kindergarten through grade 12. Multiple parks and walking paths connect residents to scenic outdoor spaces, including a central park and a six-acre freshwater pond. The Trading Post is a local shopping area with essentials like a pharmacy, daycare, and a yoga studio, alongside dining options such as the Lionhead Pub. For commuters, Sunset Ridge provides easy access to Highway 1A and Cowboy Trail, which leads to Calgary and recreational areas like Banff. Residents also benefit from Cochrane's local transit system, making the entire town accessible without a car. Book a showing today with your favourite REALTOR® and snag this beautiful gem just in time for the holidays.