

# \$525,000 - 21 Sunrise Heights, Cochrane

MLS® #A2225009

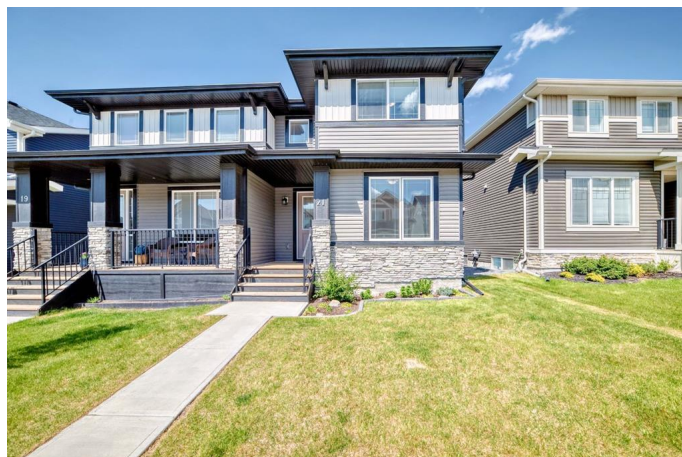
**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,565 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

This beautiful 3-bedroom attached home, built by Douglas Homes, is located in the sought-after, family-friendly community of Sunset Ridge. This home offers exceptional value and is perfect for a growing family. The two-storey layout features a bright and spacious main floor, front office (4th bedroom), a combination of laminate, tile, and carpet flooring, with a functional open-concept design. The kitchen boasts granite countertops, stainless steel appliances, soft close cabinets, and a large island – ideal for entertaining. A large family room with a warm cozy fireplace to complete the main level. Upstairs, you’ll find the master bedroom with a walk-in closet and a 4-piece ensuite, along with two additional generously sized bedrooms, a 4-piece main bathroom, and the convenience of upper-floor laundry. The basement is undeveloped and ready for your future designs. This sun-filled West-Facing backyard offers a spacious two tier deck with a gas BBQ hook-up and double-parking pad. Don’t miss your chance to own in this exciting community.



Built in 2020

## Essential Information

MLS® # A2225009

Price \$525,000

Bedrooms 4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,565
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	21 Sunrise Heights
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Frame Realty Group Inc.
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