



GRASSROOTS
REALTY GROUP

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182 Sunset Heights Cochrane, Alberta

MLS # A2262876



\$669,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-4-W5
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting		

Inclusions: AC Unit, heater in garage, garage door controller(s), window coverings

Nestled in the heart of Sunset Ridge this extensively renovated and upgraded home is a true gem adorned with gemstone lighting! With over \$100,000 in upgrades this home is as unique as the lot it sits on. The HUGE 21' x 35' HEATED fully finished triple car garage features a custom painted floor and three overhead doors, two leading to the lane in the back and one into the backyard. All permits were completed for the 16' extension to the garage. Inside you will find a great open concept layout on the main floor. Featuring a brand new kitchen, renovations completed in 2025 featuring all new SS appliances, gorgeous quartz countertops, quartz back splash, original shaker style cabinets with new brass hardware, large waterfall kitchen island perfect for entertaining and custom coffee bar with more storage space in the built in cabinets below. No details were overlooked and no expense was spared! The popcorn ceilings are no more with scraped knock down ceilings. The main floor half bath was also renovated with new vanity, toilet and floating shelves. The living room features a cozy gas fireplace and plenty of windows to let the natural light enhance the warm hardwood floors. Outside in the large back yard the deck was extended the length of the house with composite decking, glass railing and gas line with three connectors perfect for those summer time BBQ's with the whole family. Upstairs you will find hardwood flooring throughout, 2 spacious bedrooms and the primary retreat large enough for a king bed, mountain views, walk in closet and 4 piece ensuite. The basement was completed with all permits 7 years ago with cozy family room, 4th bedroom, 3 pc bathroom and plenty of storage. Perfect for guests or in law suite! The laundry room is also in the basement with brand new washer and dryer pair. The HWT was just replaced in 2021, the furnace is original

and runs great with regular servicing and cleaning, AC was installed in 2022 to keep you cool in the summer months. It was last serviced in the summer of 2025. Sunset Ridge is home to kms of walking paths, Ranchview K-8 School, St. Timothy High School, shops, restaurants and gas bar with quick access to the Mountains or into town with the overpass construction almost at completion. Book a showing today and don't miss out on this unique one of a kind property.