



**73 Sunset Heights
Cochrane, Alberta**

MLS # A2284779



\$555,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Gentle Sloping, Lawn, No Neighbours Behind, Street Light		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	10-26-4-W5
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hide-A-Bed In Basement

Welcome to life in Sunset—where convenience meets comfort and connection. Imagine starting your mornings with a coffee from a nearby cafe, walking the kids to the K school just minutes away, or taking an evening stroll along the scenic pathways with beautiful views that make this community so special. This fully developed, detached home offers the kind of space that truly grows with you. Whether you're just starting out or settling into a quieter chapter, there's room here to live, relax, and entertain with ease. The main floor is designed for gathering—hosting family dinners, celebrating milestones, or simply enjoying a cozy night by the fire. Upstairs, the bright bonus room invites movie nights, game days, or a quiet retreat, while the loft-style office creates the perfect work-from-home setup. With an additional bedroom and thoughtful layout, there's flexibility for guests, hobbies, or whatever life brings your way. Downstairs, the fully finished basement becomes your go-to for entertaining—whether it's a kids' hangout, a games area, or a relaxed space to unwind with friends. Step outside and enjoy a low-maintenance yard with space to garden, unwind, and soak up the sunshine. All of this, just steps from shops, restaurants, and everyday essentials—making life here not just easy, but enjoyable. This is more than a home—it's a lifestyle.