

194 Sunset Heights Cochrane, Alberta

MLS # A2155880



\$539,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	910 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	10-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage		

Inclusions: NA

**** Open House Saturday August 24th 1-3pm**** Discover this spectacular home in the sought-after community of Sunset Ridge offering over 900 square feet of well-designed living space including a fully finished illegal basement suite. The moment you step inside, you'll notice the impeccable condition and pride of ownership throughout. The bright, open-concept main floor features a well laid out kitchen with centre island, abundant cabinetry, stainless steel appliances and walk-in pantry. The main living space offers a dedicated dining area and spacious living room with a gas fireplace and vaulted ceilings. The large primary bedroom with walk-in closet, good sized second bedroom and a 4-piece bathroom completes the main level. The lower level boasts a 1-bedroom illegal basement suite equipped with a large kitchen, a 4-piece bathroom, large bedroom with walk-in closet, and ample storage and egress windows. Additional highlights include nice flooring, updated exterior, a 2-car parking pad, and a low-maintenance backyard. This property is conveniently located near top amenities such as schools, shopping, walking paths, major roadways, and offers an easy commute to Calgary. Book your showing today!