

\$525,000 - 21 Sunrise Heights, Cochrane

MLS® #A2225009

\$525,000

3 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.

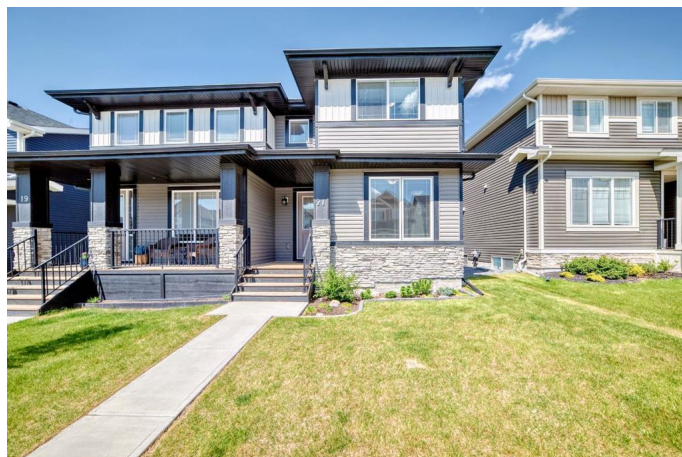
Built in 2020

Essential Information

MLS® # A2225009

Price \$525,000

Bedrooms 3



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	9
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	Frame Realty Group Inc.
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