

# \$639,000 - 29 Sunset Close, Cochrane

MLS® #A2247491

**\$639,000**

4 Bedroom, 3.00 Bathroom, 1,991 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to Sunset Ridge – Where Lifestyle Meets Location. Ideally situated just steps from scenic pathways leading to Cochrane Ranch and within walking distance to St. Timothy Jr/Sr High School, this beautifully maintained home offers the perfect blend of comfort, space, and convenience. Featuring a rare 4 bedrooms above grade, this home has nearly 2,000 sq ft of light-filled living space, complemented by a newly developed basement adding almost 900 sq ft of versatile space for family fun or entertaining. The kitchen highlights are, a large island, walk in pantry, plenty of storage, and the appliances have all been replaced in the last year. The dining space is bright and cheery, and the spacious living room is anchored by a beautiful gas fireplace. The office, main floor laundry, and powder room complete your main floor living. The second level offers 3 large secondary bedrooms, a large family washroom and a fantastic primary suite. The generous primary bedroom is complete with a 4-piece ensuite and large walk-in closet. Step outside to a private backyard oasis with a deck—perfect for relaxing or hosting summer gatherings. Enjoy all that Cochrane has to offer, from excellent schools and amenities to easy access to the mountains, you won't look back!

Built in 2006

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2247491    |
| Price          | \$639,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,991       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 29 Sunset Close   |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0B3           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Attached, On Street |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                               |
| Appliances        | Dishwasher, Dryer, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Family Room, Gas                                                             |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 68                |
| Zoning         | R-LD              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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