

# \$690,000 - 168 Sunset Close, Cochrane

MLS® #A2253615

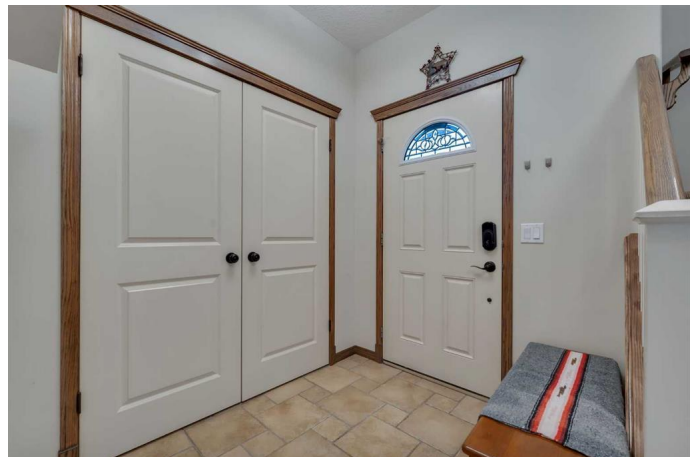
**\$690,000**

4 Bedroom, 4.00 Bathroom, 1,956 sqft

Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

\*Open House Saturday, September 6th from 12-2pm!\* Welcome to the beautiful neighbourhood of Sunset Ridge! This lovely family home is ready for new owners that will appreciate its character and its incredible location. Goodbye cookie cutter white kitchen and millennial grey. This home features travertine tile, rich hardwood, earthy stonework, solid wood trim & cabinets, and natural tones that make it stand out from the rest and give it a cozy feel. The heart of the home is the open concept main floor with a large chef's kitchen, dining room overlooking the huge yard, and comfortable living room with an impressive gas fireplace. You'll enjoy the big windows that let in tons of natural light, a convenient walk-through pantry, mudroom with organized storage and the oversized garage for all of your tools & toys. Sick of being surrounded by neighbours on all sides? This home backs onto green space with a walking trail, part of a gorgeous network of paved bike/walking pathways throughout the community with parks and playgrounds nearby. Now, is there room for the whole family? You bet! There are 4 bedrooms on the second level plus a bonus room/office space and a 4-piece bathroom & linen closet. Extra perks for the primary bedroom hosts are a walk-in closet, and a 4-piece ensuite with a glass shower and huge soaker tub. Finally, the basement of this home is incredibly versatile! Make the large area a gym, a yoga studio, a playroom, a movie



theatre, an entertainment space, you name it. Even an additional 5th bedroom could be added. Plus, there is another cozy gas fireplace to snuggle up to in the colder months. A dedicated laundry room with a new washer & dryer, and a beautiful 3-piece bathroom complete this level. Lovingly maintained and perfectly situated in Cochrane, this home is the one youâ€™ve been waiting for.

Built in 2006

**Essential Information**

MLS® #	A2253615
Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,956
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	168 Sunset Close
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0B2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2025
Days on Market	2
Zoning	R-LD

## Listing Details

Listing Office	CIR Realty
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