



# 194 Sunset Heights Cochrane Alberta

\$539,000

**\*\* 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! (id:6769)

Bedroom 13.67 Ft x 8.50 Ft  
 Kitchen 12.25 Ft x 7.75 Ft  
 4pc Bathroom Measurements not available  
 Dining room 11.50 Ft x 6.33 Ft  
 Living room 12.17 Ft x 11.83 Ft  
 Furnace 12.33 Ft x 7.33 Ft

Dining room 8.75 Ft x 7.42 Ft  
 Living room 12.83 Ft x 11.42 Ft  
 Kitchen 11.92 Ft x 9.17 Ft  
 Primary Bedroom 15.58 Ft x 9.75 Ft  
 Bedroom 9.92 Ft x 8.92 Ft  
 4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
 Royal LePage Benchmark

<http://www.dmyyc.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)