# **\$635,000 - 232 Sunset Close, Cochrane**

MLS® #A2264039

# \$635,000

3 Bedroom, 4.00 Bathroom, 1,745 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE - SATURDAY OCTOBER 25TH + SUNDAY OCTOBER 26TH 12PM-2PM. Tucked away on a quiet, family-friendly street, this immaculate 2-storey home combines modern comfort with everyday practicality. With 3 bedrooms, 3.5 bathrooms, and thoughtful updates throughout, it's a space designed for families who love to gather, entertain, and enjoy the best of Cochrane living.

Step inside to a bright, open-concept main floor featuring a welcoming family room with a cozy gas fireplace, a spacious kitchen with pantry, and a convenient main floor laundry with garage access. Upstairs, unwind in the generous bonus roomâ€"perfect for movie nights, playtime, or your home office retreat. The large primary bedroom with 4-piece ensuite including a soaker tub and free standing shower, is a perfect oasis to unwind and relax after a long day.

The fully finished walk-out basement is made for entertaining, complete with a stylish wet bar including a bar fridge and wine fridge, a second gas fireplace, and direct access to the beautiful greenspace out backâ€"ideal for kids, pets, or simply soaking up peaceful Cochrane sunsets.

Enjoy peace of mind with roof and eaves updated in 2023, plus modern touches like central air, water softener, drinking water filtration and hard wired alarm/security camera system.

Located close to schools, parks, pathways,







and local amenities, this home offers the perfect balance of comfort, convenience, and community. Experience the very best of Sunset Ridge livingâ€"where every detail feels like home.

## Built in 2007

#### **Essential Information**

MLS® # A2264039 Price \$635,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,745 Acres 0.10 Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 232 Sunset Close

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C0B2

# **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

## Interior

Interior Features Bar, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vinyl

Windows

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove,

Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Family Room, Gas, Mantle

Has Basement Yes

Basement Finished, Full, Walk-Out

## **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Garden,

Landscaped, Many Trees, Rectangular Lot, Secluded

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 23rd, 2025

Days on Market 1

Zoning R-LD

# **Listing Details**

Listing Office Real Broker

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