

\$724,900 - 119 Sunset Square, Cochrane

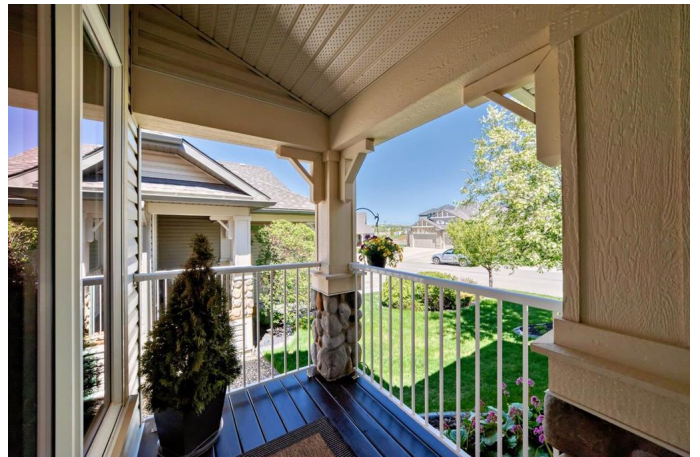
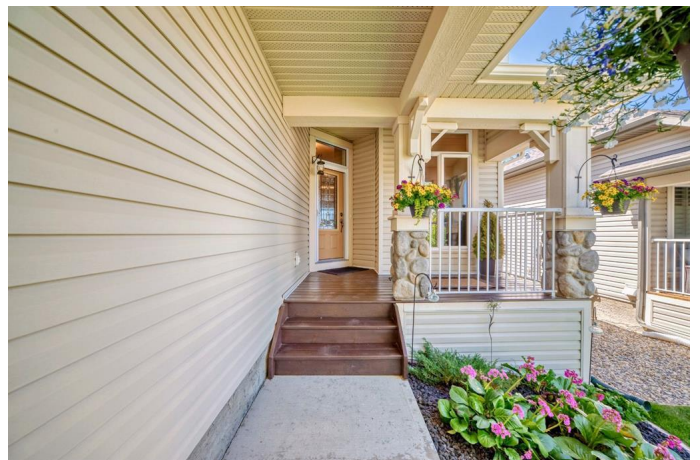
MLS® #A2226457

\$724,900

2 Bedroom, 3.00 Bathroom, 1,387 sqft
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 119 Sunset Square - a GORGEOUS walkout bungalow villa, with FEATURES and UPGRADES that you will LOVE! Boasting partial MOUNTAIN VIEWS, on a QUIET crescent, you'll want to make this property first on your list. Immediately upon entering this lovely property, you can feel the attention to detail. A handy den/office that features a large window and extra high knockdown ceilings is right off the entrance. The beautiful, showpiece kitchen will find you and yours competing for who gets to cook! Tall, dark wood cabinets are graced by a glass tile backsplash, while a sil-granite sink, overhead skylight and under-cabinet lighting add a touch of class. Gleaming granite counters adorn both the large island w/ breakfast bar & the lower cabinets w/ soft close drawers, and high end SS appliances provide the finishing touch. A convenient corner pantry makes storing the groceries nice and easy. Overhead pot lites and pendant lighting provide a plethora of choices to create the right mood. The open plan leads to the dining space, and then to the bright, inviting living rm that features a 2 sided gas fireplace w/ mantle, and silhouette blinds. Enjoy partial views of the majestic Rockies while you curl up with your favourite beverage in front of the fire. You can also step out onto the large deck w/ glass panel railings from here, perfect for enjoying your morning coffee. The spacious primary bedrm features a 5 pce ensuite w/ dbl sinks, full height vanity mirror, underfloor heat,



a deep soaker tub and separate shower. A large walk-in closet with built-ins maximizes space and convenience. The main floor laundry area is super convenient, and a 2 pce bath with pedestal sink round out the main level. The fully finished walkout welcomes you with a large rec rm / media area that is pre-wired for sound, and is perfect for watching movies, games night, or entertaining. An additional bedroom and a lovely 4 pce bath round out the finished area of the lower level. A huge storage area is included in the utility rm for all of your extra items. A 2-stage furnace (double zone) provides comfort year round. There is even a cold room to store any items that need to be kept cool. All of the little extras and conveniences that make a home enjoyable to live in are here - including central vac (w/ dust pan fitting), water softener, spacious rear deck w/ gas BBQ hookup, 9' knockdown ceilings, insulated & drywalled garage w/ 220V power, high end window coverings, wrought iron spindle staircase railing, covered patio, underground sprinklers and the list goes on! Positioned on a large, landscaped walkout lot. Low HOA fees cover lawn maintenance & snow removal, so you can Lock 'n' leave. Come and take a look - you won't be disappointed!

Built in 2011

Essential Information

MLS® #	A2226457
Price	\$724,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,387
Acres	0.10
Year Built	2011

Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	119 Sunset Square
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H4

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile, Double Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 30th, 2025
Days on Market 3
Zoning R-MX
HOA Fees 125
HOA Fees Freq. MON

Listing Details

Listing Office TREC The Real Estate Company

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