

# \$739,900 - 223 Sunset Square, Cochrane

MLS® #A2230641

**\$739,900**

2 Bedroom, 3.00 Bathroom, 2,114 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

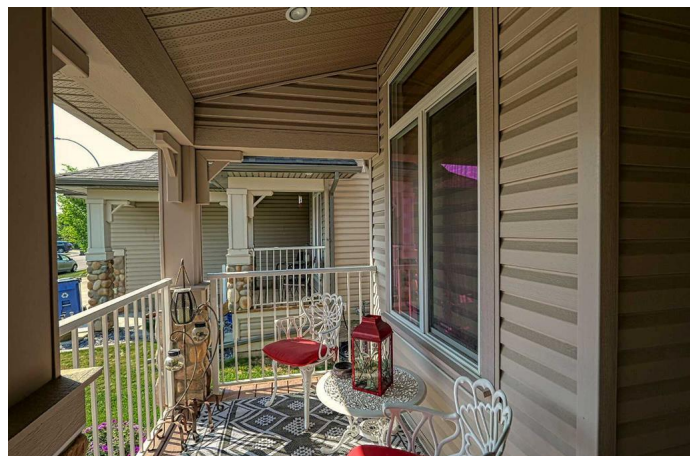
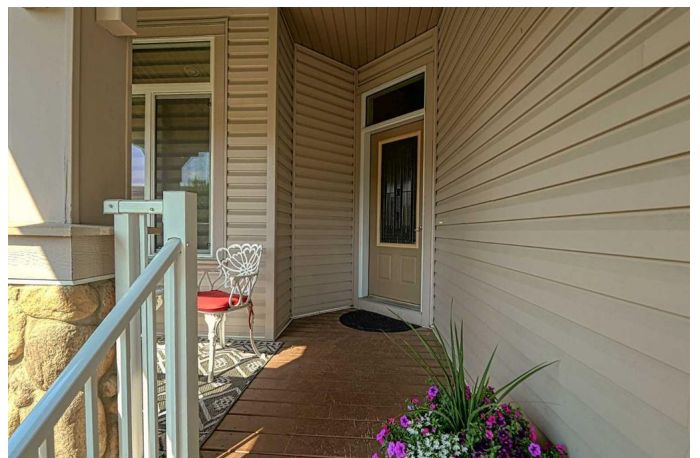
Welcome to this Upscale luxury bungalow located on Sunset Square. Built by Calbridge, this unit was a former show home. You are greeted by lovely shrub and flower beds as you walk up. A south facing front porch to sit and sip a morning Coffee, or in the evening enjoy Happy Hour. Inside the door in the foyer, there is a main floor office/den to the right, Enjoy the view into the kitchen with hardwood, and granite center island with an eating bar. Stainless Steel appliances with a gas stove, and a microwave hood fan make meal preparation fast and easy. The living room is to the rear of the unit and hosts a stone face fireplace. To the rear is a lovely deck which backs onto the green space between the units. The master bedroom is close by with a 5 piece luxury ensuite complete with a deep soaker tub, and double sinks. Laundry and a walk through pantry also nicely round out the main floor. This unit boasts a loft area, which includes a second sitting/family room area, a second bedroom and a 3 piece ensuite bath to this bedroom. Your guests will never leave! The full basement is waiting for your imagination to add any additional living space you may need. Central Air Conditioning makes this home comfortable year round!

Built in 2010

## Essential Information

MLS® #

A2230641



Price	\$739,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,114
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	223 Sunset Square
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H3

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Breakfast Bar, Master Downstairs
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes

Basement	Full, Unfinished
----------	------------------

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	40
Zoning	R-MX
HOA Fees	125
HOA Fees Freq.	MON

## Listing Details

Listing Office	Kidder & Company Real Estate & Property Management Ltd.
----------------	---------------------------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.