

# \$699,900 - 223 Sunset Square, Cochrane

MLS® #A2252718

**\$699,900**

2 Bedroom, 3.00 Bathroom, 2,113 sqft

Residential on 0.10 Acres

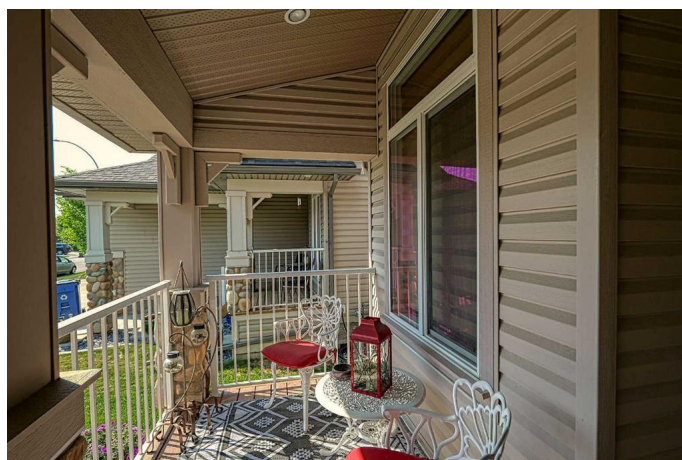
Sunset Ridge, Cochrane, Alberta

Welcome to this upscale former show home build by Calbridge Builders. As you approach this Gem of a quiet neighborhood, you are greeted by manicured lawns and well tended flower beds. There is a south facing front deck area perfect for these warm days. As you step in you are greeted with the view of an Open floor plan, with an office to the immediate left. Gaze into the kitchen which comes with a eating bar, and granite counter tops. The gas fireplace in the living provides a lovely ambiance on those chilly fall evenings. there is also a rear balcony perfect for your BBQ and quiet sitting area. The master bedroom is spacious and provides access to the rear balcony as well. From the master bedroom step into your luxurious 5 piece spa ensuite, corner tub, double sinks, enclosed toilet and a walk in shower with the walk in closet off the ensuite. In the upstairs loft there is a sitting room - open to the main floor, and a second bedroom along with a 3 piece bath, a perfect space for your guests. The basement awaits your creative ideas.

Built in 2012

## Essential Information

MLS® #	A2252718
Price	\$699,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,113
Acres	0.10
Year Built	2012
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, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Gas Range
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
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Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 2nd, 2025
Days on Market	2
Zoning	R-MX
HOA Fees	125
HOA Fees Freq.	MON

### **Listing Details**

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