

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

MLS® #A2252718

**\$699,900**

2 Bedroom, 3.00 Bathroom, 2,113 sqft

Residential on 0.10 Acres

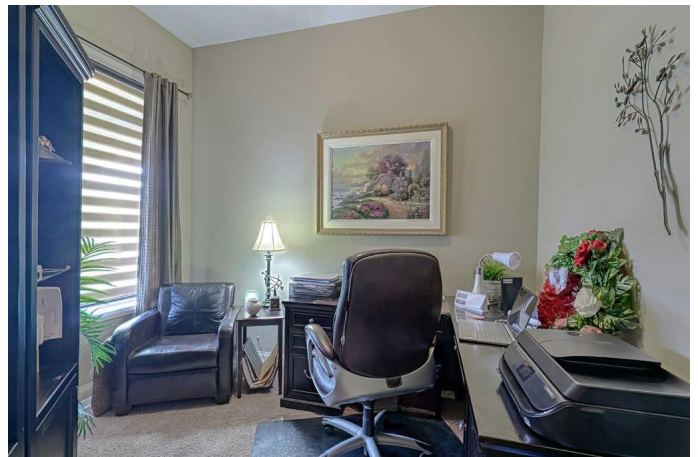
Sunset Ridge, Cochrane, Alberta

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 |
|-------------------|------|

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Landscaped                |
| Roof            | Asphalt Shingle           |
| Construction    | Stone, Stucco, Wood Frame |
| Foundation      | Poured Concrete           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 32                  |
| 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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