

\$670,000 - 155 Sunset Close, Cochrane

MLS® #A2267391

\$670,000

4 Bedroom, 4.00 Bathroom, 1,965 sqft
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 155 Sunset Close â€” a beautifully maintained four-bedroom, three-and-a-half-bathroom family home with a spacious double-attached garage, perfectly tucked away on a quiet, family-friendly street in the sought-after community of Sunset.

Located in the desirable lower part of Sunset, this home offers the best of both worlds â€” a peaceful setting with less traffic and quick, convenient access in and out of the community. Step outside your door and youâ€™ll find yourself surrounded by scenic parks, walking paths, and biking trails â€” the perfect backdrop for an active family lifestyle.

Parents will love the convenience of being within the school districts of Ranch View Elementary and St. Timothy Catholic High School, making day-to-day routines simple and stress-free.

Inside, this home shines with abundant natural light streaming through large south-facing windows, creating a warm and inviting atmosphere from the moment you step inside. The main living area features an open layout anchored by a cozy gas fireplace â€” ideal for family gatherings, entertaining friends, or simply relaxing at home.

Downstairs, the fully developed walkout basement is a true highlight â€” complete with a projector screen and system included in the



sale! Whether you’re hosting movie nights, cheering on your favorite team, or creating the ultimate family hangout, this space delivers fun and function in equal measure.

Outside, the private backyard retreat features mature trees and a full privacy wall, offering shade, seclusion, and a peaceful place to unwind. With plenty of room for kids to play or pets to roam, it’s a space that grows with your family. The mature yards in this part of Sunset provide a rare sense of privacy and with no HOA fees, you can enjoy the benefits of this beautiful community without the added costs.

With its ideal location, bright and airy design, family-focused layout, and incredible entertaining spaces, 155 Sunset Close isn’t just a house it’s a place you’ll be proud to call home.

Built in 2006

Essential Information

MLS® #	A2267391
Price	\$670,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,965
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	155 Sunset Close
---------	------------------

Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0B2

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	6
Zoning	R-LD

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.