

# \$619,900 - 24 Sunset Link, Cochrane

MLS® #A2238609

**\$619,900**

5 Bedroom, 4.00 Bathroom, 1,954 sqft  
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 24 Sunset Link – A rare 3-Storey home in the heart of Cochrane. Homes like this don't come on the market very often! Featuring a rare and versatile 3-storey floorplan, this beautifully designed home offers 5 bedrooms, 3.5 bathrooms, and an impressive 2,476 sq ft of developed living space across 4 fully finished levels, making it ideal for large or growing families. Step inside to find a welcoming foyer that flows into an open-concept main floor with 9' ceilings and durable laminate flooring throughout. The spacious living room is filled with natural light from numerous windows, creating a warm and inviting atmosphere. A dedicated dining area is perfect for family meals or entertaining guests. The kitchen is both functional and stylish, featuring stainless steel appliances, quartz countertops, rich dark cabinetry, and plenty of prep and storage space. A convenient 2-piece powder room and access to the large rear deck and yard complete this level. The first upper level serves as the primary sleeping quarters. The generous primary suite offers a peaceful retreat, complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom are thoughtfully laid out to accommodate kids or guests. The top floor is a standout feature – this level provides a 4th bedroom with its own private balcony, plus a massive bonus room that can easily be used as a 5th bedroom, home office, or a cozy media room for movie nights. The fully developed



basement adds even more versatility with a 5th bedroom, 4-piece bathroom, a large rec room, and a laundry area. Out back, enjoy the large deck, perfect for summer BBQs, lounging, or hosting guests. The fully fenced yard offers privacy and space for kids or pets to play. There's even alley access with RV parking and the ability to build your dream garage—a rare find that adds even more value and flexibility. This home has seen a number of recent improvements over the last couple years including: laminate flooring, quartz countertops, kitchen appliances, fresh paint throughout, new blinds add front and back decks stained. The furnace recently serviced and cleaned as well as the carpets professionally cleaned. Located in the highly sought-after community of Sunset Ridge, you're close to parks, schools, walking paths, and scenic views. With its unique layout, thoughtful updates, and over 2,476 sq ft of developed living space, 24 Sunset Link offers comfort, flexibility, and exceptional value. This is a rare opportunity—don't miss your chance to make it yours! This home is move in ready and immediate possession available.

Built in 2010

**Essential Information**

MLS® #	A2238609
Price	\$619,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached

Style	3 Storey
Status	Active

### Community Information

Address	24 Sunset Link
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0M1

### Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Off Street, Parking Pad, Gravel Driveway, On Street, Rear Drive

### Interior

Interior Features	Built-in Features, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
Days on Market	1
Zoning	R-LD

### Listing Details

Listing Office

Century 21 Masters

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.