

\$864,900 - 136 Sunrise Common, Cochrane

MLS® #A2196329

\$864,900

4 Bedroom, 4.00 Bathroom, 2,252 sqft
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your forever home in the highly desirable community of Sunset Ridge, Cochrane! Set against stunning park pathways, this property offers peaceful, scenic views and direct access to nature, providing the perfect retreat for your family.

As you arrive, you'll immediately notice the striking Hardie Board siding and the exposed concrete driveway, adding exceptional curb appeal. The large double-car garage offers plenty of space for vehicles and storage.

Step inside to an open-concept living space with soaring 9-foot ceilings and a grand entryway that welcomes you into this spacious home. The bright and airy main floor features a chef-inspired kitchen equipped with a gas range, walk-through custom pantry, and a gas BBQ line for easy outdoor entertaining. The kitchen flows effortlessly into the living and dining areas, making it perfect for family gatherings and entertaining guests.

Upstairs, you'll find a very large primary bedroom, providing the perfect retreat with ample space for relaxation and comfort. With three other generous bedrooms and 3.5 bathrooms, there's plenty of room for the whole family. The oversized bonus room is ideal for a cozy media room, play area, or additional living space.

The walk-out basement is fully finished with a



dedicated office space, a rec room with a dry bar, and plenty of room for entertainment and relaxation. It walks on to your fully fenced backyard with access to the park pathways.

This home has it all—style, functionality, and modern comforts. Don't miss your chance to make this exceptional property in Sunset Ridge your new home—schedule a tour today and start envisioning your future here!

Built in 2021

Essential Information

MLS® #	A2196329
Price	\$864,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,252
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	136 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2S1

Amenities

Amenities	None
Parking Spaces	4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Dry Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 3rd, 2025

Days on Market 11

Zoning R-LD

HOA Fees 158

HOA Fees Freq. ANN

Listing Details

Listing Office Makey Real Estate Elite Inc.

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