

\$539,900 - 403 Sunrise View, Cochrane

MLS® #A2220717

\$539,900

2 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE THIS SAT !Welcome to your new home! SHOWS 10/10! The front entry opens to beautiful luxury vinyl plank flooring through the main level. There is a convenient powder room, closet and garage in the entry. As you proceed to the living/dining room area, you have the very well-appointed kitchen with soft closing drawers and pullout drawers in the full pantry. Lighting above the upper cabinets. Island has sink and dishwasher as well as snack extension. Dining room opens to a comfortable deck with poured concrete patio and fenced private yard backing on greenspace (further development is said to be beyond a greenspace and walking path). The hot tub is a negotiable item but will be removed if not desired. The basement is developed into a family room/den with storage under the stairs and in the furnace room. There is a rough in bathroom for future development. The stairway to the upper level has a beautiful wood railing and wrought iron feature. This level has a family room, full bath and laundry to service the two bedrooms and the primary has a shower ensuite. The garage is drywalled and insulated to help with warmth. The outside of the home features accent lighting and nice clean landscaping. MOVE IN READY !

Built in 2016

Essential Information



MLS® #	A2220717
Price	\$539,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,352
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	403 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z8

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low



	Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	First Place Realty
----------------	--------------------

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