

\$739,900 - 52 Sunset Circle, Cochrane

MLS® #A2224352

\$739,900

5 Bedroom, 4.00 Bathroom, 2,320 sqft
Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

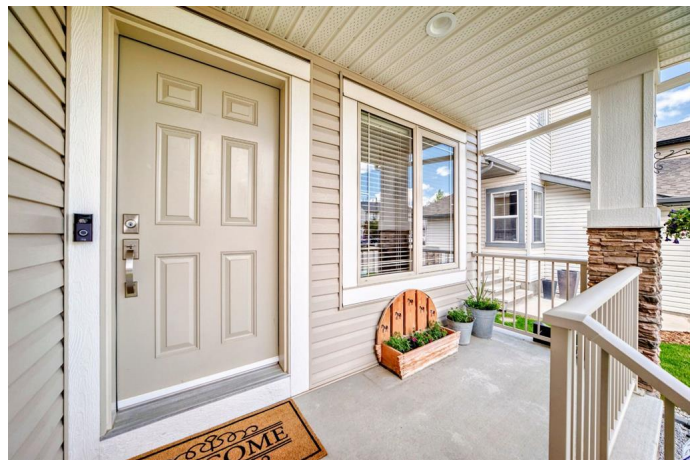
Welcome to 52 Sunset Circle! This stunning two-storey walkout home, located in the heart of Sunset Ridge, offers space and style with 4 bedrooms upstairs and a 5th in the fully developed walkout lower level. Charming curb appeal and a cozy front porch create an inviting first impression. Step inside to a spacious foyer with a dedicated office to your right, perfect for working from home.

The main floor features an open-concept layout with a bright living room, well-appointed kitchen, and dining area. A large central island and walk-through pantry make meal prep and grocery unloading a breeze. Step out onto the covered upper deck with a gazebo and take in the beautiful Southwest views.

Upstairs, discover 4 generously sized bedrooms, including a Primary Suite with stunning mountain views.

The walkout basement adds even more living space with a 5th bedroom, 4-piece bathroom and a cozy family room ideal for movie nights—complete with a built-in drink and popcorn station. There's also room for a home gym or games area.

Outside, enjoy the screened-in hot tub, landscaped backyard and direct gate access to a scenic walking path that leads to a large park and connects throughout the community.



Additional highlights include air conditioning, extended driveway and ample storage. Rancheview K-8 school and St. Timothy's Highschool both within walking distance. A corner store, pub, liquor store, pizza, bakery, dental & medical all close by!

This home truly has it all, come see it for yourself!

Built in 2011

Essential Information

MLS® #	A2224352
Price	\$739,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,320
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	52 Sunset Circle
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0C3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	The Real Estate District
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