

# \$739,900 - 49 Sunset Manor, Cochrane

MLS® #A2241527

**\$739,900**

3 Bedroom, 3.00 Bathroom, 2,148 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this charming two-storey home located in the desirable semi-estate community of Sunset Ridge!

Situated on a quiet cul-de-sac with James Hardie board siding, this home offers peace and privacy, ideal for families, as traffic is minimal and limited to local residents. Just a short walk to scenic walking paths, a pond, playground, school, and essential amenities including a dentist, pharmacy, gas station, liquor store, and bakery, this location offers both comfort and convenience.

Inside, the open-concept main floor boasts a gourmet kitchen with a LARGE ISLAND and BREAKFAST BAR, a walk-in pantry, and generous counter space—perfect for everyday living and entertaining. The floors have just been refinished with a light finish and the main floor has been newly painted.

The cozy living room features a GAS FIREPLACE with a tile surround and mantle, creating a warm, welcoming atmosphere.

Upstairs, you'll find three bedrooms including a spacious primary bedroom with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, 4-piece main bath, and a convenient laundry room complete the upper level, offering a functional family-friendly layout.



The unfinished basement includes a BATHROOM ROUGH-IN, providing excellent potential for future development.

Step outside into your PRIVATE, TREED BACKYARD, complete with a HOT TUB, perfect for relaxing or entertaining. The OVERSIZED, INSULATED, and HEATED DOUBLE GARAGE offers plenty of space for vehicles, storage, or a workshop.

Don't miss this opportunity to own a beautiful home in one of Cochrane's most sought-after communities!

Built in 2013

**Essential Information**

MLS® #	A2241527
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,148
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	49 Sunset Manor
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N3

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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