

# \$499,900 - 399 Sunrise View, Cochrane

MLS® #A2245934

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to Sunset Ridge – one of Cochrane’s most sought-after communities! This 3-bedroom, 2.5-bath duplex is perfectly positioned with no back neighbours and designated green space behind, offering both privacy and a beautiful natural backdrop.

Step inside to a bright, open-concept main floor, featuring a functional kitchen with stainless steel appliances, a central island, and seamless access to the back deck and yard – perfect for summer BBQs and family gatherings.

Upstairs, you’ll find three spacious bedrooms, including a private primary suite with its own ensuite, ensuring comfort and privacy for everyone. The tall single attached garage offers extra height for storage or larger vehicles, and the unfinished basement is ready for your personal touch and future development.

Set in a prime location close to parks, playgrounds, walking paths, and schools, this home also offers quick road access to the highway for easy commutes and adventures. Plus, with a planned potential school and future community center site nearby, Sunset Ridge continues to grow as a vibrant, family-focused neighborhood.

Enjoy the small-town charm of Cochrane with easy access to Calgary and the breathtaking



Rocky Mountains â€” truly the best of both worlds.

All of this comes at an excellent price point, making it a fantastic opportunity for first-time buyers, growing families, or investors. Donâ€™t miss your chance to make Sunset Ridge home!

Built in 2016

**Essential Information**

MLS® #	A2245934
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	399 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Z8

**Amenities**

Amenities	Park, Playground
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Zoning	R-MX
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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