

# \$519,900 - 291 Sunrise View, Cochrane

MLS® #A2207787

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,237 sqft  
Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Enjoy the beauty of nature right from your backyard, with breathtaking views of the Rocky Mountains and stunning evening sunsets. Located within easy reach of invigorating hiking and biking trails, this home is perfect for outdoor enthusiasts.

Featuring 3 bedrooms and 2.5 bathrooms, this spacious home is designed for comfortable family living. The generous master suite includes a walk-in closet and a private ensuite for added convenience. The top-floor laundry room offers unmatched practicality for daily routines.

The bright and open great room creates an inviting space for both relaxation and entertaining. The well-designed kitchen has a large island, ample counter and cupboard space, and a corner pantry. The adjacent dining area is perfect for hosting dinner parties, with easy access to the deck for evening gatherings.

The walk-out lower level remains undeveloped, offering a blank canvas for your creative vision. A single attached garage provides protection for your vehicle from the elements.

All appliances and window coverings are included, and the home is vacant and ready for quick possession!



Built in 2015

## Essential Information

MLS® #	A2207787
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	291 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Z7

## Amenities

Amenities	Park
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	7
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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