\$555,000 - 39 Sunrise Way, Cochrane

MLS® #A2218313

\$555,000

3 Bedroom, 3.00 Bathroom, 1,641 sqft Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome home to this bright and elegant Sunset Ridge duplex completed in 2020. Step inside to find the sleek and modern design and a home in excellent condition from top to bottom. 3 bedrooms total, 1641sf, double car garage and a spacious basement ready for your development ideas.

From the street side, enter the home into the spacious foyer with storage closet and room to unload. Living room off entry has additions that include a built-in fireplace with stylish mantle and nook area converted to your very own personal entertainment area. This unique space can be designed to fit any taste. Entertainment area, coffee bar, display shelving for personal memories; the choice is yours. Bar fridge is included for your convenience.

Bright kitchen opposite the dining area with room for full size table is well planned and designed for family functionality. There is space under the counter for bar stools to provide extra seating for guests and a colour pallet to suit a wide variety of tastes.

Enjoy the ability to prepare a meal while still being able to keep an eye on the kids or relax and take in the evening news or game. The back deck has room for a BBQ and Smoker and an in-built natural gas line. Step down to your ground level deck which extends all the way to your new double car garage, also with







natural gas line. Convenient path from the garage double sliding doors to your back door allows you to unload the groceries directly on those chilly winter evenings. Powerlift garage door exits directly to the back alley; a quiet space providing homeowner access and parking space for everyone.

Upstairs find the East facing primary bedroom for beautiful morning sun, in addition to the walk-in closet and beautiful ensuite with double vanity. Matching quartz counter tops in additional full bathroom on the upper floor. On the west side, find two good sized additional bedrooms with double closets.

This property offers something for everyone. Just starting out? This is a â€no condo fee' option with room to grow. Downsizing but would still like a guest room or two and some space to make your own in the undeveloped basement? Look no further. Rancheview K-8 School is located a short walk or bike ride away and St.Timothy's Junior/Senior High School is just down the hill. Commercial area includes dentist, doctor, pharmacy, gas and convenience store, plus family dining options. Book your showing today!

Built in 2020

Essential Information

MLS® # A2218313 Price \$555,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,641

Acres 0.06

Year Built 2020

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 39 Sunrise Way

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C2S3

Amenities

Amenities Playground

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, On Street

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, No Smoking Home,

Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Dry

Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer, Window

Coverings, Bar Fridge

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Full
Fireplace Yes
of Fireplaces 1

Fireplaces Electric, Living Room, Mantle

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2025

Days on Market 13

Zoning R-MX

HOA Fees 147

HOA Fees Freq. ANN

Listing Details

Listing Office 2% Realty

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