

# \$535,000 - 69 Sunrise Way, Cochrane

MLS® #A2238776

**\$535,000**

4 Bedroom, 4.00 Bathroom, 1,443 sqft

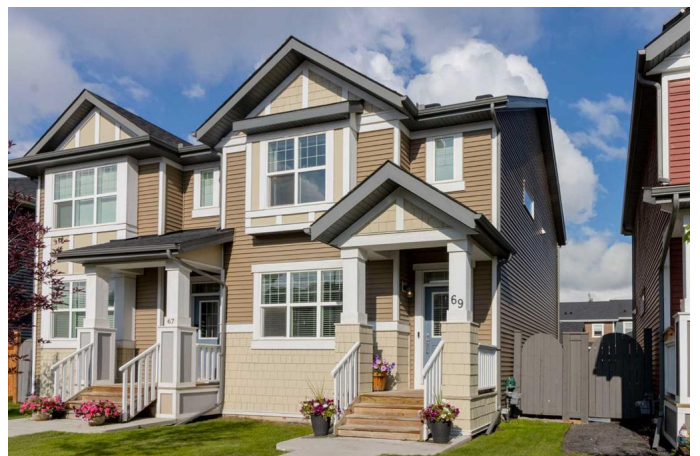
Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Built in 2019 and lovingly maintained by its original owner, this bright and welcoming 2 storey semi-detached home is nestled in the heart of Cochrane's family-oriented Sunset

Ridge community where schools, parks, and pathways are just around the corner. Step into a spacious front foyer and flow right into the open-concept main floor, where the kitchen, dining, and living areas come together in a light-filled, social layout. A convenient half bath and rear mudroom add practical touches that make busy mornings run smoother. The mudroom offers a smart drop zone for backpacks and shoes or a handy spot to dry off muddy dog paws after a walk through nearby trails. Upstairs, you'll find three comfortable bedrooms and two full bathrooms, including a roomy primary suite with walk-in closet and private ensuite.

The professionally finished basement adds flexibility for growing families, featuring a cozy rec room, fourth bedroom, and full bathroom ideal for guests, older kids, a home office, or your own personal gym. Out back, a fully fenced yard offers space to play and gather, with a large deck for summer BBQs and a double detached garage to keep your vehicles and gear protected year-round. Warm, functional, and move-in ready this home is ready to welcome your family to



the next chapter.

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2238776               |
| Price          | \$535,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,443                  |
| Acres          | 0.06                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 69 Sunrise Way    |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2S3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Stove(s) |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                |
| Lot Description   | Back Lane, Level, Rectangular Lot, Gazebo |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 20              |
| Zoning         | R-MX            |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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