

\$549,900 - 103 Sunrise Common, Cochrane

MLS® #A2247966

\$549,900

3 Bedroom, 4.00 Bathroom, 1,305 sqft

Single Family on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Fully Developed Walkout + West-facing Backyard – uncommon among Cochrane’s semi-detached options – come on in and feel the afternoon light through the west windows as 9-ft ceilings lift the main floor and the great room gathers everyone by a clean electric fireplace; open sightlines, laminate underfoot, and an island kitchen with quartz counters, pantry, and a stainless-steel package keep daily life easy; weekday breakfasts at the island, Saturday barbecues on the rear deck with BBQ gas line – sunny, simple, social; upstairs, the primary suite is calm with a walk-in closet and private ensuite, upper-level laundry is a small daily luxury, and two additional bedrooms flex for guests, work, or hobbies; downstairs is the difference: a bright, finished walkout with wet bar and 3-pc bath – set it for movie night, a quiet gym corner, or weekend games – then step straight to the yard and catch the day’s last light; add the single attached garage for year-round convenience and the picture is complete: a bright, easy-to-live-in semi that lives larger where it counts; location matters too – Sunset Ridge places you close to parks, pathways, and everyday conveniences; RancheView (K-8) and St. Timothy High are nearby, and a future community centre and additional school are anticipated within walking distance (timelines not guaranteed); getting out and about is straightforward – 40-45 min to the mountains, 30 min to Calgary/Costco, and 45 min to the



airport – a composed home with the rare pairing of a finished walkout and west yard, ready for your everyday rhythm. (id:6289)

Built in 2021

Essential Information

Listing #	A2247966
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,305
Acres	0.07
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	103 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C2S2

Amenities

Amenities	Playground, Schools
Features	Closet Organizers
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

of Stories 2
 Has Basement Yes
 Basement Walk out

Exterior

Construction Wood frame
 Foundation Poured Concrete

Listing Details

Listing Office MaxWell Canyon Creek



SAVANNAH

103 Sunrise Common • Sunset Ridge, Cochrane

3 bedrooms 2.5 bathrooms



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