

\$899,900 - 108 Sunrise Common, Cochrane

MLS® #A2220333

\$899,900

3 Bedroom, 3.00 Bathroom, 2,385 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

**** OPEN HOUSE: Saturday, May 24th 1-3pm**

**** Welcome to 108 Sunrise Common, a stunning, recently built former Aspen Creek show home located in the vibrant and family-friendly community of Sunset Ridge in Cochrane. This beautifully designed property offers the perfect blend of style, functionality, and location—ideal for growing families, first-time buyers, or anyone looking to enjoy the benefits of a new, move-in-ready home.**

Step inside and be greeted by an inviting open-concept layout filled with natural light and high-end finishes throughout. The heart of the home is the gorgeous kitchen, featuring sleek cabinetry, quartz countertops, modern fixtures, and a spacious butler's pantry—perfect for entertaining or keeping the main space clutter-free. The adjacent dining area and cozy living room offer ample space for family gatherings and everyday living.

Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a walk-in closet and private ensuite. A full main bath, convenient upper-level laundry, and a versatile bonus room complete the upper floor—ideal as a media room, kids' play area, or home office.

Enjoy outdoor living on the large rear patio with beautiful landscaping, where you can relax or entertain while taking in views of the



peaceful walking path that the property backs onto. With a walkout basement left unfinished, there's plenty of opportunity to customize the lower level to fit your future needs—whether that's an additional bedroom, home gym, or recreation space.

Additional features include an attached double garage, beautiful curb appeal, and a quiet location close to schools, parks, and all the amenities Sunset Ridge has to offer.

Don't miss your chance to own this exceptional home in one of Cochrane's most desirable communities. A must-see!

Built in 2022

Essential Information

MLS® #	A2220333
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,385
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	108 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4X 2S2

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony, Other
Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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