

\$549,950 - 283 Sunrise View, Cochrane

MLS® #A2225763

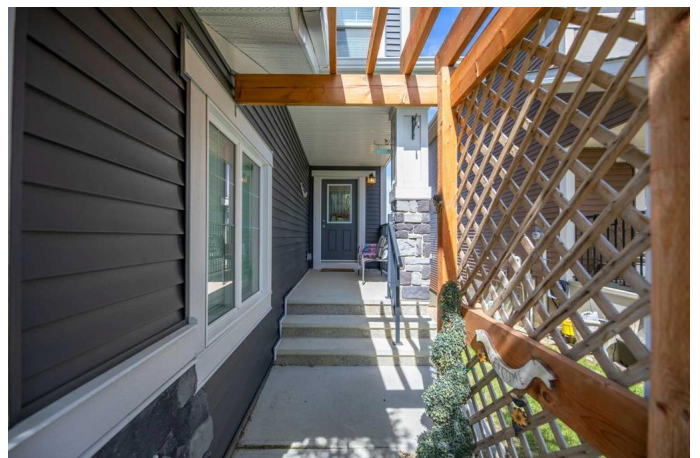
\$549,950

3 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

WALK-OUT | ENSUITE | BOUNS ROOM | MOUNTAIN VIEW | Welcome to this beautifully designed home in Sunset Ridge! Boasting an open floor plan, the main level invites you into a bright and airy living space, where, at the heart of the home is a modern kitchen featuring a large island, sleek stainless steel appliances, and an abundance of cupboard space for all your storage needs. Just off the kitchen, a cozy living area centers around a fireplace surrounded by an authentic rock wall, offering not only a stunning focal point but also added soundproofing for peaceful evenings in. Completing the main floor is a well-appointed 2-piece bathroom. Upstairs, youâ€™ll find three generous bedrooms, including a spacious primary suite with a 4-piece ensuite and a walk-in closet. A bonus room, also enhanced with a soundproof rock wall, offers the perfect space for a media room, home office, or play area. The upper level also includes another 4-piece bathroom and a convenient laundry area. The walk-out basement is unfinished, offering endless potential to customize the space to your needs. Step outside and enjoy your upper balcony or relax on the lower patio, both overlooking a fully landscaped yardâ€”perfect for outdoor living and entertaining. A single attached garage completes the home, adding to the homeâ€™s functionality and storage options. Sunset Ridge is a family-friendly neighbourhood with kilometers of walking paths and several playgrounds to discover



along the way. It provides quick access to highway 22, and amenities such as a convenience store, sit-down and fast-casual restaurants, a bakery, doctors offices, pharmacy, and more! Book your showing today to find out why Living in Cochrane is Loving where you Live!

Built in 2015

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2225763 |
| Price | \$549,950 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,576 |
| Acres | 0.08 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 283 Sunrise View |
| Subdivision | Sunset Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0H4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Park, Playground |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Electric, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 57 |
| Zoning | R-MX |
| HOA Fees | 150 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.