

# \$739,900 - 79 Sunrise Way, Cochrane

MLS® #A2241475

**\$739,900**

3 Bedroom, 3.00 Bathroom, 2,134 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this radiant and beautifully upgraded 3-bedroom family home, ideally located on a corner lot with plenty of additional parking in the vibrant and sought-after community of Sunset Ridge. From the moment you step inside, you're greeted with 9' ceilings, engineered hardwood flooring, and large windows that flood the main floor with natural light. The open-concept design features a gourmet kitchen with a premium builder's appliance package, a stunning quartz island, and matching quartz countertops in both the ensuite and main bath. The sun-soaked dining area leads to your west-facing backyard—perfect for enjoying evening sunsets with the family. The inviting great room is anchored by a modern electric fireplace, while a main floor flex room with dual 8-foot doors offers a perfect space for a home office, playroom, or creative studio. Upstairs, discover a bright and spacious bonus room, perfect for a second family room or homework zone, along with the luxurious primary retreat featuring a spa-inspired 5-piece ensuite and a large walk-in closet. Located just blocks from RancheView K-8 School, and a short drive to St. Timothy High School, with a future community center and additional school planned nearby, this home is designed with your growing family in mind. Enjoy the scenic 40–45 minute drive to the mountains, just 30 minutes to Calgary or the nearest Costco, and about 45 minutes to the airport. Don't miss this exceptional opportunity to own a



beautifully upgraded, thoughtfully designed home in a thriving, family-friendly community. Book your showing today!

Built in 2022

**Essential Information**

MLS® #	A2241475
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,134
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	79 Sunrise Way
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S3

**Amenities**

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

**Interior**

Interior Features	Closet Organizers, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings

Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 19th, 2025
Days on Market	54
Zoning	R-1
HOA Fees	153
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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