

\$759,000 - 84 Sunset Manor, Cochrane

MLS® #A2247739

\$759,000

4 Bedroom, 3.00 Bathroom, 2,566 sqft

Residential on 0.11 Acres

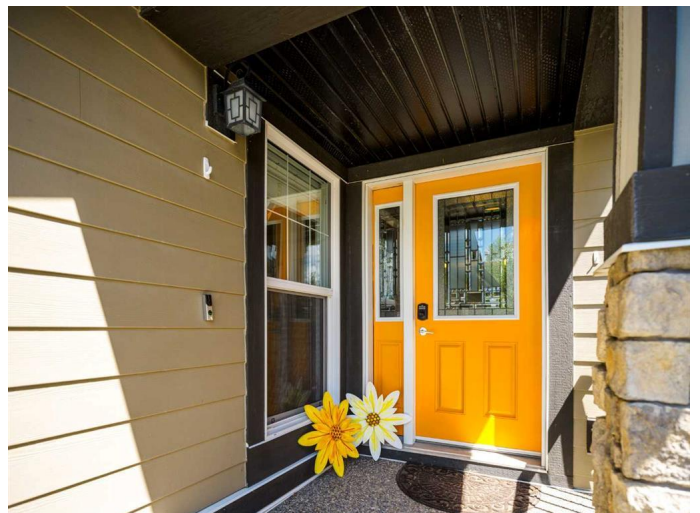
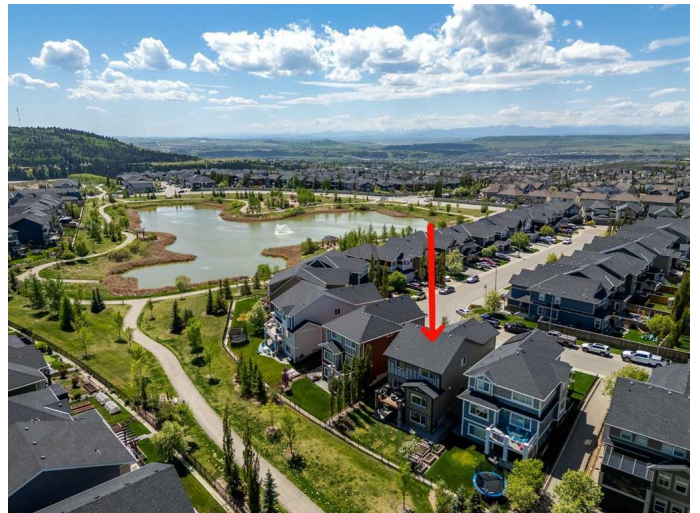
Sunset Ridge, Cochrane, Alberta

Incredible value and room for the whole family – welcome to 84 Sunset Manor. Tucked into a quiet stretch of Sunset Ridge, this Landmark-built home delivers over 2,500 sq. ft. of thoughtful living space, a smart family-friendly layout, and direct access to the community’s trail system right outside your door.

The main floor is bright and open with hardwood throughout, a spacious living room anchored by a cozy gas fireplace, and a kitchen designed to make everyday life easier. You’ll appreciate the soft-close cabinetry, walk-in pantry, premium appliance package including gas stove, and easy access to the sunny deck – perfect for morning coffee or evening grilling. A dedicated front office makes working from home simple, and the oversized double garage offers the storage and workspace you’ve been looking for.

Upstairs offers a rare four-bedroom layout plus a generous family room. The primary suite is set apart for privacy and feels like a retreat, complete with a spa-inspired ensuite featuring a freestanding tub, dual vanities, and a large walk-in closet. The opposite wing hosts three additional bedrooms, a full bath, and a convenient upper laundry room with built-in linen storage.

The walkout basement gives you a head start on future development – gym, theatre, play



space, in-law areaâ€¦ the options are endless.
Step outside and connect instantly to the
pathways, with Sunset Pond and RancheView
School just minutes away.

Built in 2014

Essential Information

MLS® #	A2247739
Price	\$759,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,566
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	84 Sunset Manor
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N3

Amenities

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

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot
-------------------	--

	Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	94
Zoning	R-MX
HOA Fees	147
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.