

\$659,900 - 278 Sunrise View, Cochrane

MLS® #A2270289

\$659,900

3 Bedroom, 3.00 Bathroom, 2,145 sqft
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully designed home in the desirable community of Sunset! Thoughtfully crafted for both everyday living and upscale entertaining, this property offers modern finishes, spacious living areas, and a private EAST-FACING backyard with a DECK and mature trees.

The kitchen impresses with a large QUARTZ ISLAND, ample counter space, and a WALK-THROUGH PANTRY that connects to the mudroom, plus CERAMIC TILE in high-traffic areas. The main floor features HARDWOOD floors, a bright OFFICE, a generous living area with a GAS FIREPLACE, and direct access to the HEATED GARAGE for year-round convenience.

The PRIMARY BEDROOM offers a spa-like 5-PIECE ENSUITE with DOUBLE SINKS, laminate counters, a SOAKER TUB, and a WALK-IN CLOSET. Upstairs, enjoy the convenience of a spacious LAUNDRY ROOM with countertop and cupboards, two additional bedrooms, and a BONUS ROOM with VAULTED CEILINGS for an open, airy feel.

Relax in the EAST-FACING backyard, complete with a DECK, fencing, and mature trees for added privacy. The UNFINISHED BASEMENT presents excellent potential, featuring a framed-in space for a bedroom, a bathroom ROUGH-IN, and an OVERSIZED HOT WATER TANK.



This move-in ready home combines style, comfort, and functionality with plenty of room to grow—don't miss the opportunity to make it yours! The kitchen features a large QUARTZ ISLAND with ample counter space - perfect for entertaining or family meals, WALKTHROUGH PANTRY which connects to the mudroom, CERAMIC TILE flooring in the kitchen and high traffic areas. The main floor features HARDWOOD floors and includes a lovely OFFICE, spacious living area with a GAS FIREPLACE, and access to the HEATED GARAGE for year round comfort. The PRIMARY bedroom features a 5-piece ENSUITE with DOUBLE SINKS, laminate counters, SOAKER TUB and a WALK-IN CLOSET. Upstairs has the convenience of a spacious laundry room with a countertop and cupboards, two additional bedrooms and a BONUS ROOM with VAULTED CEILINGS to add an open, airy feel. Enjoy a morning coffee on the DECK in the EAST-FACING backyard which is FENCED and well treed for added privacy. The UNFINISHED basement has great potential with an already framed-in spot for a bedroom, a bathroom ROUGH-IN, and OVERSIZED hot water tank. This is a fantastic opportunity to own a move-in ready home with ample room to grow. Connect with us to schedule a viewing!

Built in 2015

Essential Information

MLS® #	A2270289
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,145

Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	278 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z6

Amenities

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

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	2
Zoning	R-LD
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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.