# \$749,900 - 49 Sunset Manor, Cochrane

MLS® #A2224438

# \$749,900

3 Bedroom, 3.00 Bathroom, 2,147 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this charming two storey home in the sought after community of Sunset Ridge! Ideally located just a short walk from scenic walking paths and the community lake, this home offers both comfort and convenience.

The open concept main floor features a functional U-SHAPED KITCHEN with a LARGE ISLAND, a PANTRY, and ample counter spaceâ€"perfect for family meals or entertaining. The cozy living room is anchored by a GAS FIREPLACE, creating a warm and inviting atmosphere.

Upstairs, you'll find three bedrooms, including a SPACIOUS PRIMARY BEDROOM with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, a 4-piece main bathroom, and a convenient laundry room complete the upper level, making it a perfect family layout.

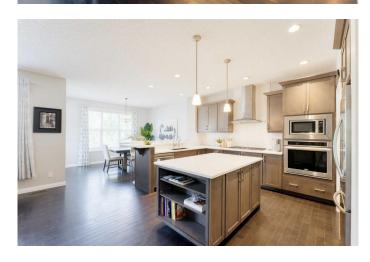
The unfinished basement includes a bathroom ROUGH-IN, offering plenty of potential for future development.

Step outside to enjoy the private, TREED BACKYARD, complete with a HOT TUB and TRAMPOLINEâ€"ideal for relaxing or playing outdoors. The OVERSIZED, HEATED, and INSULATED DOUBLE GARAGE with DUAL DOORS provides ample space for vehicles, storage, or a workshop.

Don't miss this opportunity to live in one of







Cochrane's most desirable neighbourhoods!

## Built in 2013

# **Essential Information**

MLS® # A2224438 Price \$749,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,147
Acres 0.10
Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 49 Sunset Manor

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0N3

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Insulated

# of Garages 2

# Interior

Interior Features Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island,

Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In

Closet(s)

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave,

Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 6th, 2025

Days on Market 13

Zoning R-MX

HOA Fees 153

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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