

\$549,950 - 283 Sunrise View, Cochrane

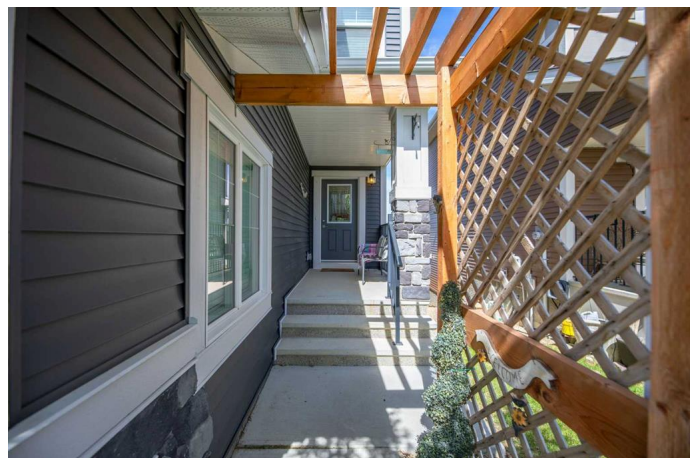
MLS® #A2225763

\$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 | 35 |
| Zoning | R-MX |
| HOA Fees | 150 |
| HOA Fees Freq. | ANN |

Listing Details

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

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