

\$519,900 - 399 Sunrise View, Cochrane

MLS® #A2226068

\$519,900

3 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Fantastic opportunity in the sought after community of Sunset Ridge in beautiful Cochrane! This 3-bedroom, 2.5-bath duplex offers no back neighbours, gorgeous open views, and is ideally located near parks, playgrounds, walking paths, and schools perfect for families and outdoor enthusiasts alike. The bright and functional main floor features an open concept layout with stainless steel appliances, a kitchen island, and access to a deck and backyard. Upstairs you'll find three generously sized bedrooms, including a primary suite with a private ensuite. The tall single attached garage offers extra height for storage or larger vehicles, and the unfinished basement provides future development potential.

Enjoy the lifestyle that Cochrane offers—small-town charm with big-city conveniences, all just a short drive to Calgary and the breathtaking Rocky Mountains. Whether you're heading to the mountains for adventure or staying local for the community feel, this location offers the best of both worlds. All this at a great price point, making it an ideal choice for first time buyers, young families, or investors. Don't miss out on this incredible value!

Built in 2016

Essential Information



MLS® #	A2226068
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	399 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Z8

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
-------------------	--------

Lot Description	Back Yard, Backs on to Park No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	May 30th, 2025
Days on Market	35
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.