

\$535,000 - 69 Sunrise Way, Cochrane

MLS® #A2238776

\$535,000

4 Bedroom, 4.00 Bathroom, 1,443 sqft

Residential on 0.06 Acres

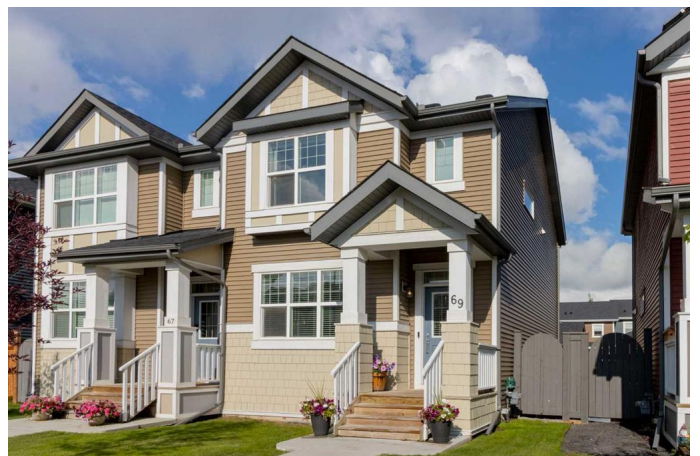
Sunset Ridge, Cochrane, Alberta

Built in 2019 and lovingly maintained by its original owner, this bright and welcoming 2 storey semi-detached home is nestled in the heart of Cochrane's family-oriented Sunset

Ridge community where schools, parks, and pathways are just around the corner. Step into a spacious front foyer and flow right into the open-concept main floor, where the kitchen, dining, and living areas come together in a light-filled, social layout. A convenient half bath and rear mudroom add practical touches that make busy mornings run smoother. The mudroom offers a smart drop zone for backpacks and shoes or a handy spot to dry off muddy dog paws after a walk through nearby trails. Upstairs, you'll find three comfortable bedrooms and two full bathrooms, including a roomy primary suite with walk-in closet and private ensuite.

The professionally finished basement adds flexibility for growing families, featuring a cozy rec room, fourth bedroom, and full bathroom ideal for guests, older kids, a home office, or your own personal gym. Out back, a fully fenced yard offers space to play and gather, with a large deck for summer BBQs and a double detached garage to keep your vehicles and gear protected year-round.

Warm, functional, and move-in ready this home is ready to welcome your family to



the next chapter.

Built in 2018

Essential Information

MLS® #	A2238776
Price	\$535,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,443
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	69 Sunrise Way
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S3

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Level, Rectangular Lot, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	38
Zoning	R-MX
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.