

# \$550,000 - 69 Sunrise Way, Cochrane

MLS® #A2238776

**\$550,000**

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	\$550,000
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, Gazebo, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	7
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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