# \$549,999 - 391 Sunrise View, Cochrane

MLS® #A2266183

### \$549,999

4 Bedroom, 4.00 Bathroom, 1,555 sqft Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

\*\* Open House: Saturday, November 1st 3-5pm \*\* Welcome to 391 Sunrise View! This fully developed duplex home offers 2,016 square feet of developed living space and features 4 bedrooms along with three and a half bathrooms and single attached garage. The property boasts a back deck with gorgeous mountain views and a private backyard Oasis - Directly behind there will be 60 ft of green space, ensuring you never lose your mountain view! The entrance opens into an open plan kitchen with island, dining, and living area, with the dining room featuring a standout feature wall, complemented by a cozy living room. A convenient two piece bathroom completes the main level. Upstairs, the primary suite includes a four-piece ensuite and a walk-in closet. The upper floor also has a large bonus room perfect for family movie nights, two additional spacious bedrooms, a laundry room, and a family bathroom. The finished basement provides a recreation room, an additional bedroom, and a three piece bathroom, perfect for extended family and guests! Located in the sought after neighbourhood of Sunset Ridge, with easy access to the mountains, biking and walking paths and just a short drive to the Town of Cochrane and its many amenities. It offers easy commuting to Calgary while enjoying small town living. Book your showing today!







### **Essential Information**

MLS® # A2266183 Price \$549,999

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,555 Acres 0.07 Year Built 2016

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 391 Sunrise View

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0Z8

#### **Amenities**

Amenities Playground

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In

Closet(s), Recessed Lighting

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave

Hood Fan, Refrigerator, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Low Maintenance

Landscape, No Neighbours Behind, Rectangular Lot

Roof Asphalt

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 23rd, 2025

Days on Market 6

Zoning R-MX

HOA Fees 153

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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