

# \$718,800 - 49 Sunset Manor, Cochrane

MLS® #A2261620

**\$718,800**

3 Bedroom, 3.00 Bathroom, 2,148 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautiful two-storey home in the highly sought-after semi-estate community of Sunset Ridge! Tucked away on a quiet cul-de-sac and finished with durable Composite siding, this property offers peace and privacyâ€”perfect for families with minimal local traffic.

Just a short stroll from picturesque walking paths, a pond, playground, and school, plus everyday conveniences such as a dentist, pharmacy, gas station, liquor store, and bakery, this location truly combines lifestyle and convenience.

Inside, the open-concept main floor showcases a gourmet kitchen with a LARGE ISLAND and BREAKFAST BAR, WALK-IN PANTRY, and ample counter spaceâ€”ideal for both entertaining and day-to-day living. The main level has just been freshly painted, and the REFINISHED light-tone floors add a bright, modern feel. The living room is anchored by a cozy GAS FIREPLACE with tile surround and mantle, creating a warm, inviting atmosphere.

Upstairs, discover three spacious bedrooms, including a primary bedroom with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, 4-piece main bath, and laundry room complete the upper level, offering a functional, family-friendly layout. The unfinished basement with BATHROOM ROUGH-IN provides excellent potential for



future development.

Step outside to your PRIVATE, TREED BACKYARD, featuring a HOT TUB for relaxation and entertaining. An OVERSIZED, INSULATED, and HEATED DOUBLE GARAGE adds versatility, whether for parking, storage, or a workshop.

Don't miss the chance to make this exceptional property in Sunset Ridge your new home!

Built in 2013

### Essential Information

MLS® #	A2261620
Price	\$718,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,148
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	49 Sunset Manor
Community	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N3

### Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	22
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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