

\$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 |
| Zoning | R-MX |
| HOA Fees | 150 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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