

\$575,000 - 55 Sunrise Way, Cochrane

MLS® #A2212872

\$575,000

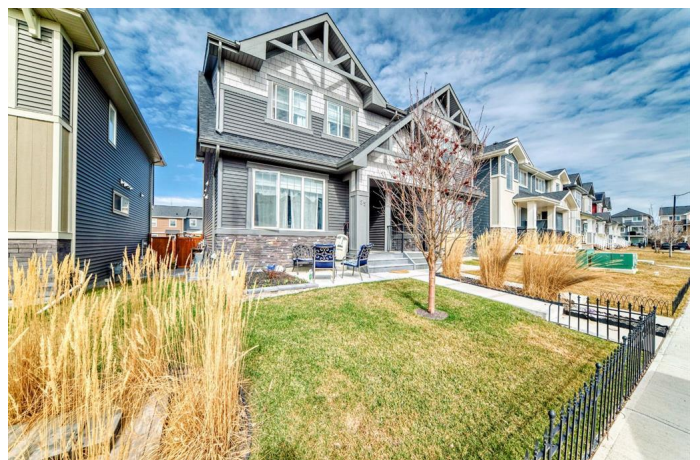
4 Bedroom, 4.00 Bathroom, 1,348 sqft
Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Experience true luxury with this immaculate, fully finished semi detached home featuring 4 bedroom, 3.5 bathrooms, double detached garage located in the sought after neighbourhood Sunset Ridge. The beautiful landscaped front yard with quaint front patio welcome you as soon as you arrive at this property. As you step into the welcoming foyer, which features a large closet for convenience, soaring 9-foot ceilings and rich floors leading you into the cozy living room with electric fireplace and large sun filled windows. The main floor is a bright and open-concept living space. The modern kitchen is a chef's dream, equipped stainless steel appliances, a classic tiled backsplash, elegant quartz countertops, upgraded lighting, and a spacious eat-up island perfect for entertaining. The charming dining area has plenty of space for the whole family and views of the private backyard.

Upstairs, the layout is thoughtfully designed with a nice sized primary suite that includes a walk-in closet and a beautifully appointed 3-piece ensuite, complete with a walk-in shower and quartz vanity. Two additional generously sized bedrooms with ample closet space, a shared 4-piece bathroom with quartz countertop and upper-level laundry, and a linen closet round out the upper floor.

The fully finished basement offers even more living space, featuring a cozy family room with



a barn wood built in entertainment area, electric fireplace, 4th bedroom, a modern 4-piece bathroom with in floor heating, vanity with storage and a jetted soaker tub for ultimate relaxation. The basement flooring is dry core laminate and all permits have been completed for the development. The perfect retreat for guests or rental potential.

Outside, the backyard is truly an oasisâ€”boasting a back deck with storage underneath, an elegant patio with paver stones, fire pit, a dedicated dog run, landscaping with lawn and garden beds, and solar fence lighting for ambiance. The double detached garage adds extra convenience and privacy, and is equipped with plenty of storage shelves and alarm system. Located in a highly desirable community surrounded by nature, kms of walking paths, Ranchview K-8 School, St. Timothy's High School, shops and restaurants â€”truly a remarkable place to call home. Donâ€™t miss your chance to see this exceptional property!

Built in 2019

Essential Information

MLS® #	A2212872
Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,348
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached

Style 2 Storey, Side by Side
Status Active

Community Information

Address 55 Sunrise Way
Subdivision Sunset Ridge
City Cochrane
County Rocky View County
Province Alberta
Postal Code T4C 2S3

Amenities

Amenities Other
Parking Spaces 2
Parking Double Garage Detached, Off Street
of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Electric
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2025

Days on Market	6
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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