

# \$519,900 - 291 Sunrise View, Cochrane

MLS® #A2207787

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,237 sqft  
Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Enjoy the beauty of nature right from your backyard, with breathtaking views of the Rocky Mountains and stunning evening sunsets. Located within easy reach of invigorating hiking and biking trails, this home is perfect for outdoor enthusiasts.

Featuring 3 bedrooms and 2.5 bathrooms, this spacious home is designed for comfortable family living. The generous master suite includes a walk-in closet and a private ensuite for added convenience. The top-floor laundry room offers unmatched practicality for daily routines.

The bright and open great room creates an inviting space for both relaxation and entertaining. The well-designed kitchen has a large island, ample counter and cupboard space, and a corner pantry. The adjacent dining area is perfect for hosting dinner parties, with easy access to the deck for evening gatherings.

The walk-out lower level remains undeveloped, offering a blank canvas for your creative vision. A single attached garage provides protection for your vehicle from the elements.

All appliances and window coverings are included, and the home is vacant and ready for quick possession!



Built in 2015

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207787               |
| Price          | \$519,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,237                  |
| Acres          | 0.07                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 291 Sunrise View  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0Z7            |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas                                                                         |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished, Walk-Out                                                                   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 8               |
| Zoning         | R-MX            |
| HOA Fees       | 153             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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