

# \$549,950 - 283 Sunrise View, Cochrane

MLS® #A2225763

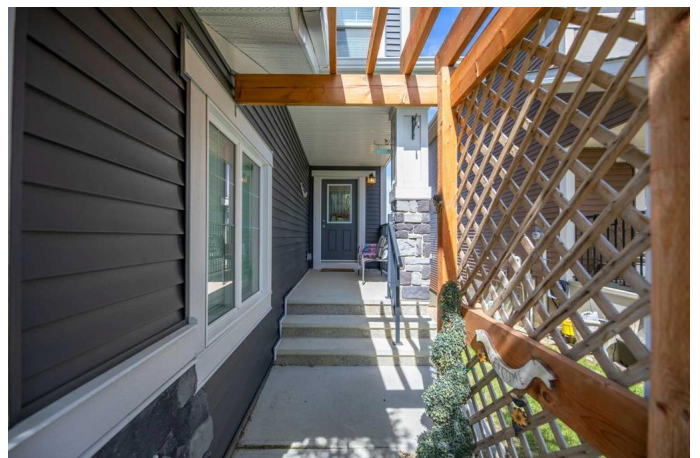
**\$549,950**

3 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

WALK-OUT | ENSUITE | BOUNS ROOM | MOUNTAIN VIEW | Welcome to this beautifully designed home in Sunset Ridge! Boasting an open floor plan, the main level invites you into a bright and airy living space, where, at the heart of the home is a modern kitchen featuring a large island, sleek stainless steel appliances, and an abundance of cupboard space for all your storage needs. Just off the kitchen, a cozy living area centers around a fireplace surrounded by an authentic rock wall, offering not only a stunning focal point but also added soundproofing for peaceful evenings in. Completing the main floor is a well-appointed 2-piece bathroom. Upstairs, youâ€™ll find three generous bedrooms, including a spacious primary suite with a 4-piece ensuite and a walk-in closet. A bonus room, also enhanced with a soundproof rock wall, offers the perfect space for a media room, home office, or play area. The upper level also includes another 4-piece bathroom and a convenient laundry area. The walk-out basement is unfinished, offering endless potential to customize the space to your needs. Step outside and enjoy your upper balcony or relax on the lower patio, both overlooking a fully landscaped yardâ€”perfect for outdoor living and entertaining. A single attached garage completes the home, adding to the homeâ€™s functionality and storage options. Sunset Ridge is a family-friendly neighbourhood with kilometers of walking paths and several playgrounds to discover



along the way. It provides quick access to highway 22, and amenities such as a convenience store, sit-down and fast-casual restaurants, a bakery, doctors offices, pharmacy, and more! Book your showing today to find out why Living in Cochrane is Loving where you Live!

Built in 2015

### **Essential Information**

MLS® #	A2225763
Price	\$549,950
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	283 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H4

### **Amenities**

Amenities	Park, Playground
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	24
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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