

# \$799,999 - 84 Sunset Manor, Cochrane

MLS® #A2226436

**\$799,999**

4 Bedroom, 3.00 Bathroom, 2,566 sqft

Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE: Saturday June 28 & Sunday June 29 1-3pm. Experience the perfect blend of space, style, and location at 84 Sunset Manor. Set in one of Sunset Ridge's quietest enclaves, this Landmark-built home delivers over 2500 square feet of well-planned living space, ideal for today's modern family.

Step inside to discover an open-concept main floor that blends comfort and elegance. The upgraded kitchen features soft-close cabinetry, a walk-in pantry, and premium appliances – ideal for everything from busy weekday mornings to entertaining friends. Hardwood floors flow throughout the main level, which also includes a dedicated home office – perfect for remote work or study – and a cozy living room with a gas fireplace as its focal point. Central air conditioning keeps the home comfortable year-round.

Upstairs offers four generously sized bedrooms and a versatile family room, providing plenty of space for relaxation or play. The standout feature is the primary suite, privately set apart from the other bedrooms and complete with a spa-like ensuite – a luxurious retreat to start and end each day. A convenient upstairs laundry room with built-in linen closet adds to the thoughtful layout.

The full unfinished walk-out basement offers endless possibilities – whether you envision



an additional bedroom, bathroom, a home gym, or a family recreation space, thereâ€™s room to create it all. An oversized double attached garage completes the package. With scenic walking trails right outside your backyard and a local school just a short stroll away, this home is ideally located for families, providing a place where you can grow and thrive. Donâ€™t miss your chance to make this exceptional property your new home. Book your private tour today!

Built in 2014

**Essential Information**

MLS® #	A2226436
Price	\$799,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,566
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	84 Sunset Manor
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N3

**Amenities**

Amenities	Park, Playground
Parking Spaces	4

Parking	Double Garage Attached, Oversized
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 1st, 2025
Days on Market	20
Zoning	R-MX
HOA Fees	147
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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