

# \$824,900 - 136 Sunrise Common, Cochrane

MLS® #A2207017

**\$824,900**

4 Bedroom, 4.00 Bathroom, 2,252 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

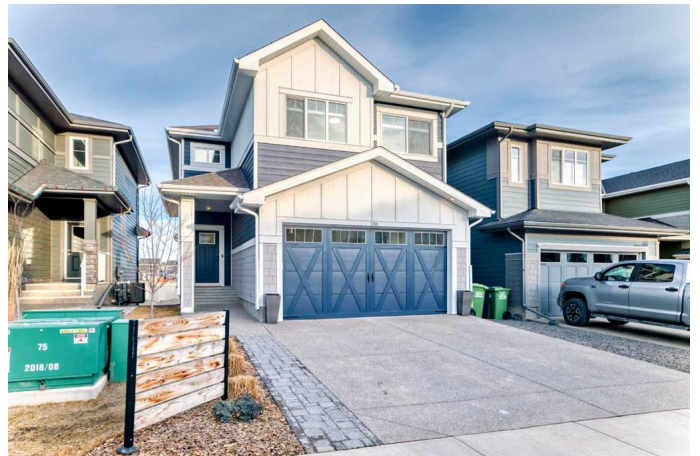
Discover your dream home in the sought-after Sunset Ridge community of Cochrane! Nestled alongside picturesque park pathways, this property offers serene views and direct access to nature, making it an ideal haven for your family.

Upon arrival, you'll be captivated by the elegant Hardie Board siding and the exposed concrete driveway, which enhance the home's curb appeal. The spacious double-car garage provides ample room for vehicles and storage.

Enter into a welcoming open-concept living area with impressive 9-foot ceilings and a grand entryway that sets the tone for this expansive home. The bright main floor boasts a chef's kitchen featuring a gas range, a walk-through custom pantry, and a gas BBQ line for effortless outdoor cooking. The kitchen seamlessly connects to the living and dining areas, perfect for family gatherings and entertaining.

The upper level hosts a generously sized primary bedroom, offering a tranquil retreat with plenty of space for relaxation. With three additional bedrooms and 3.5 bathrooms, there's ample room for the entire family. The oversized bonus room is perfect for a cozy media room, play area, or extra living space.

The fully finished walk-out basement includes a dedicated office space, a rec room with a dry



bar, and abundant space for entertainment and relaxation. It opens to a fully fenced backyard with access to the park pathways.

This home combines style, functionality, and modern comforts. Don't miss the opportunity to make this exceptional property in Sunset Ridge your new home—schedule a tour today and start imagining your future here!

Built in 2021

### Essential Information

MLS® #	A2207017
Price	\$824,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,252
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	136 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2S1

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Double Vanity, Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s), Dry Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped

Roof Asphalt Shingle

Construction Mixed, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

### **Additional Information**

Date Listed March 30th, 2025

Days on Market 3

Zoning R-LD

HOA Fees 186

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Makey Real Estate Elite Inc.

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