

\$539,900 - 403 Sunrise View, Cochrane

MLS® #A2220717

\$539,900

2 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE THIS SAT AND MONDAY

!Welcome to your new home! SHOWS 10/10!

The front entry opens to beautiful luxury vinyl plank flooring through the main level. There is a convenient powder room, closet and garage in the entry. As you proceed to the living/dining room area, you have the very well-appointed kitchen with soft closing drawers and pullout drawers in the full pantry. Lighting above the upper cabinets. Island has sink and dishwasher as well as snack extension.

Dining room opens to a comfortable deck with poured concrete patio and fenced private yard backing on greenspace (further development is said to be beyond a greenspace and walking path). The hot tub is a negotiable item but will be removed if not desired. The basement is developed into a family room/den with storage under the stairs and in the furnace room. There is a rough in bathroom for future development. The stairway to the upper level has a beautiful wood railing and wrought iron feature. This level has a family room, full bath and laundry to service the two bedrooms and the primary has a shower ensuite. The garage is drywalled and insulated to help with warmth. The outside of the home features accent lighting and nice clean landscaping. MOVE IN READY !



Built in 2016

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2220717 |
| Price | \$539,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,352 |
| Acres | 0.06 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 403 Sunrise View |
| Subdivision | Sunset Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0Z8 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Bathroom Rough-in |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Lighting |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Low |



| | |
|--------------|-----------------------|
| | Maintenance Landscape |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 1 |
| Zoning | R1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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