

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

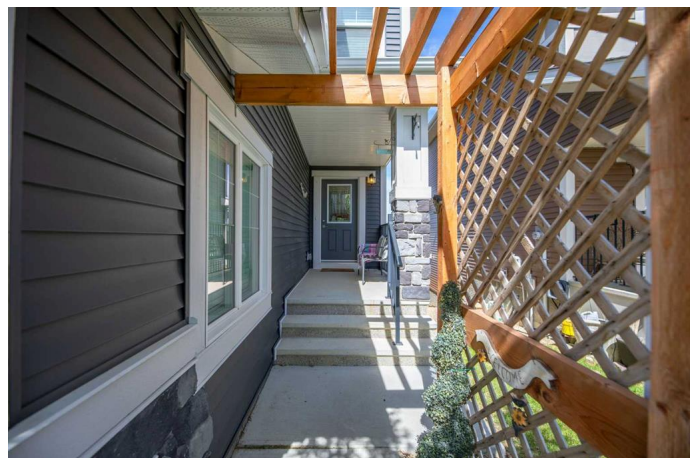
MLS® #A2225763

**\$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	40
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.