

\$549,999 - 391 Sunrise View, Cochrane

MLS® #A2266183

\$549,999

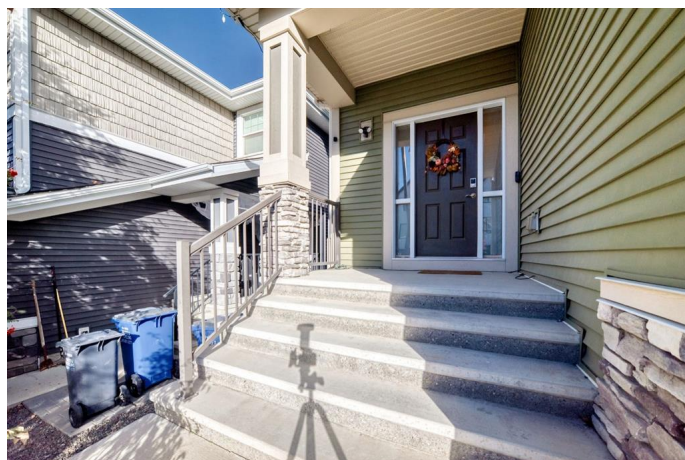
4 Bedroom, 4.00 Bathroom, 1,555 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

**** Open House: Saturday, November 1st 3-5pm **** Welcome to 391 Sunrise View! This fully developed duplex home offers 2,016 square feet of developed living space and features 4 bedrooms along with three and a half bathrooms and single attached garage. The property boasts a back deck with gorgeous mountain views and a private backyard Oasis - Directly behind there will be 60 ft of green space, ensuring you never lose your mountain view! The entrance opens into an open plan kitchen with island, dining, and living area, with the dining room featuring a standout feature wall, complemented by a cozy living room. A convenient two piece bathroom completes the main level. Upstairs, the primary suite includes a four-piece ensuite and a walk-in closet. The upper floor also has a large bonus room perfect for family movie nights, two additional spacious bedrooms, a laundry room, and a family bathroom. The finished basement provides a recreation room, an additional bedroom, and a three piece bathroom, perfect for extended family and guests! Located in the sought after neighbourhood of Sunset Ridge, with easy access to the mountains, biking and walking paths and just a short drive to the Town of Cochrane and its many amenities. It offers easy commuting to Calgary while enjoying small town living. Book your showing today!

Built in 2016



Essential Information

MLS® #	A2266183
Price	\$549,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,555
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	391 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z8

Amenities

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

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	6
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.