# \$809,000 - 204 Sunrise Common, Cochrane

MLS® #A2260174

### \$809,000

3 Bedroom, 3.00 Bathroom, 2,145 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

\*\* OPEN HOUSE SUN NOV 2ND 1PM-3PM

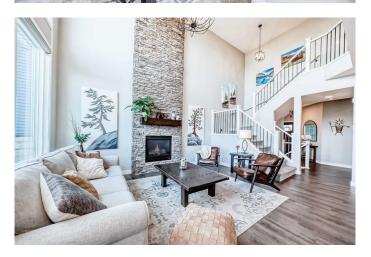
\*\*. 204 Sunrise Common is a remarkable home and offers over 2,100 sq ft of beautifully designed living space. It features a heated garage with an extended area, complete with a workshop space, an 8Ft door, a sink with hot and cold water access, and a separate side entrance for convenient yard access. The lovely backyard backs to a future walking path and green space, featuring a fantastic deck with a pergola, a built-in bar table, a gas hookup for a BBQ, and a fire table, making it perfect for outdoor gatherings.

Inside, you'll be greeted by high ceilings, highlighted by a magnificent gas fireplace surrounded by floor-to-ceiling stone. A walkthrough pantry connects the garage to the kitchen, equipped with California closet organizers, ceiling height cabinets. Culinary enthusiasts will appreciate the six-burner gas range, built-in microwave, quartz countertops, and spacious island, all ideal for entertaining guests. James Hardie siding creates stunning curb appeal along with the landscaped yard Upstairs, a convenient laundry area features a countertop, and a built-in drying rack, enhancing the home's functionality. The bonus room boasts vaulted ceilings, creating an airy atmosphere while also offering scenic mountain views. All the bathrooms have quartz countertops with under mount sinks. The 4 pc primary ensuite features a fully tiled oversized shower and a dual vanity.

The unfinished basement provides endless







possibilities for customization to suit your personal style.

This exceptional home perfectly blends comfort, style, and practicality, and is located near Ranchview K-8 School, St. Tim's 8-12 High School, shopping, walking paths, and parks in the family-friendly neighborhood of Sunset. Don't miss this incredible opportunityâ€"schedule your showing today!

#### Built in 2021

#### **Essential Information**

MLS® # A2260174 Price \$809,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,145 Acres 0.10

Year Built 2021

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 204 Sunrise Common

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2R9

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Vinyl Windows,

Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Gas Range, Microwave,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Brick Facing

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),

Landscaped, No Neighbours Behind

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 28th, 2025

Days on Market 30

Zoning R-LD

HOA Fees 146

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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