

\$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 opportunity—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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