

\$718,800 - 49 Sunset Manor, Cochrane

MLS® #A2261620

\$718,800

3 Bedroom, 3.00 Bathroom, 2,148 sqft

Single Family on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautiful two-storey home in the highly sought-after semi-estate community of Sunset Ridge! Tucked away on a quiet cul-de-sac and finished with durable Composite siding, this property offers peace and privacy—perfect for families with minimal local traffic. Just a short stroll from picturesque walking paths, a pond, playground, and school, plus everyday conveniences such as a dentist, pharmacy, gas station, liquor store, and bakery, this location truly combines lifestyle and convenience. Inside, the open-concept main floor showcases a gourmet kitchen with a LARGE ISLAND and BREAKFAST BAR, WALK-IN PANTRY, and ample counter space—ideal for both entertaining and day-to-day living. The main level has just been freshly painted, and the REFINISHED light-tone floors add a bright, modern feel. The living room is anchored by a cozy GAS FIREPLACE with tile surround and mantle, creating a warm, inviting atmosphere. Upstairs, discover three spacious bedrooms, including a primary bedroom with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, 4-piece main bath, and laundry room complete the upper level, offering a functional, family-friendly layout. The unfinished basement with BATHROOM ROUGH-IN provides excellent potential for future development. Step outside to your PRIVATE, TREED BACKYARD, featuring a HOT TUB for relaxation and entertaining. An OVERSIZED, INSULATED, and HEATED



DOUBLE GARAGE adds versatility, whether for parking, storage, or a workshop. Donâ€™t miss the chance to make this exceptional property in Sunset Ridge your new home! (id:6289)

Built in 2013

Essential Information

Listing #	A2261620
Price	\$718,800
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,148
Acres	0.10
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	49 Sunset Manor
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C0N3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Other, Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Composite Siding, Stone
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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