

# \$515,000 - 25 Sunrise Way, Cochrane

MLS® #A2262289

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,370 sqft  
Single Family on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom semi-detached home, built in 2020 by Excel Homes, located on Sunrise Way—a quiet, no-through street in one of Cochrane’s most desirable communities, Sunset Ridge. With 1,370 square feet of well-planned living space, this home offers comfort, style, and a layout that’s perfect for both family life and entertaining. The heart of the home is a central kitchen, featuring a large island with seating, a generous family-sized pantry, and plenty of cabinet space and deep drawers—making hosting and daily life effortless. Bright, open living and dining areas are framed by large windows that fill the space with natural light. Upstairs, you’ll find three spacious bedrooms, including a private primary suite and a full 4-piece bath. The unfinished basement offers high ceilings and is roughed-in for both a bathroom and laundry, allowing room to grow or add personal touches down the line. Step outside and enjoy the fully landscaped backyard, complete with low-maintenance turf—ideal for relaxing or playing without the weekend chores. A full-sized detached double garage provides secure parking and additional storage. Sunset Ridge is known for its scenic views, friendly atmosphere, and wide range of amenities—including nearby walking paths, playgrounds, and a local elementary school just a short stroll away. With shops, caf  s, and services all within easy reach, this is a



vibrant community designed for convenience and connection. Don't miss this opportunity to own a move-in ready home in a growing neighbourhood with timeless appeal. Book your private showing today! (id:6289)

Built in 2020

**Essential Information**

Listing #	A2262289
Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,370
Acres	0.06
Year Built	2020
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	25 Sunrise Way
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C0C8

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Covered, Detached Garage
# of Garages	2

**Interior**

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air

Cooling	None
# of Stories	2

**Exterior**

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame

**Listing Details**

Listing Office            Engel & Völkers Calgary



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