

# \$799,990 - 136 Sunrise Common, Cochrane

MLS® #A2207017

**\$799,990**

5 Bedroom, 4.00 Bathroom, 2,252 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Step into your forever home in the highly desirable community of Sunset Ridge, Cochrane!

Backed by scenic park pathways and stunning natural views, this exceptional property blends tranquility, style, and everyday convenience—perfect for growing families or those who love to entertain.

From the moment you arrive, the curb appeal makes a lasting impression. With elegant Hardie Board siding and a sleek exposed concrete driveway, this home invites you in with both charm and function. The oversized double garage offers plenty of room for vehicles, tools, and toys.

Inside, you're welcomed by soaring 9-foot ceilings, a grand entryway, and a bright, open-concept layout that flows effortlessly. The heart of the home is the chef-inspired kitchen, complete with a gas range, walk-through custom pantry, and a gas BBQ hookup—perfect for those who love to cook and host. The spacious living and dining areas are tailor-made for cozy family nights or lively gatherings.

Upstairs, retreat to a generous primary suite that feels like a peaceful getaway, with two additional bedrooms and 2 stylish bathrooms to comfortably accommodate the whole family. Need more space? The oversized bonus room



is ideal for movie nights, a kidsâ€™™ playroom, or an extra lounge area.

The fully finished walk-out basement takes it to the next levelâ€”featuring 2 more bedrooms and a custom designed full bathroom, a rec room with a dry bar, and a large open space ready for game nights, workouts, or weekend fun. Step outside into the fully fenced backyard with direct access to walking trailsâ€”your own slice of nature right at your door.

This home truly has it allâ€”luxury, lifestyle, and location. Donâ€™™t miss your chance to own this incredible propertyâ€”book your private showing today and see why Sunset Ridge is where you belong.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207017    |
| Price          | \$799,990   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,252       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 136 Sunrise Common |
| Subdivision | Sunset Ridge       |
| City        | Cochrane           |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C2S1            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s), Dry Bar, Double Vanity, See Remarks  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Central Air Conditioner, Bar Fridge, Convection Oven, Gas Range, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Balcony, BBQ gas line                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                                     |
| Construction      | Cement Fiber Board, Wood Frame, Mixed               |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 40               |
| Zoning         | R-LD             |
| HOA Fees       | 186              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Makey Real Estate Elite Inc. |
|----------------|------------------------------|

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