\$749,900 - 49 Sunset Manor, Cochrane

MLS® #A2224438

\$749,900

3 Bedroom, 3.00 Bathroom, 2,147 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this charming two storey home in the sought after community of Sunset Ridge! Ideally located just a short walk from scenic walking paths and the community lake, this home offers both comfort and convenience.

The open concept main floor features a functional U-SHAPED KITCHEN with a LARGE ISLAND, a PANTRY, and ample counter spaceâ€"perfect for family meals or entertaining. The cozy living room is anchored by a GAS FIREPLACE, creating a warm and inviting atmosphere.

Upstairs, you'll find three bedrooms, including a SPACIOUS PRIMARY BEDROOM with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, a 4-piece main bathroom, and a convenient laundry room complete the upper level, making it a perfect family layout.

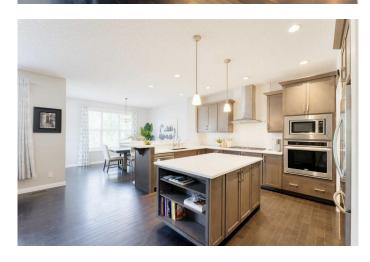
The unfinished basement includes a bathroom ROUGH-IN, offering plenty of potential for future development.

Step outside to enjoy the private, TREED BACKYARD, complete with a HOT TUB and TRAMPOLINEâ€"ideal for relaxing or playing outdoors. The OVERSIZED, HEATED, and INSULATED DOUBLE GARAGE with DUAL DOORS provides ample space for vehicles, storage, or a workshop.

Don't miss this opportunity to live in one of







Cochrane's most desirable neighbourhoods!

Built in 2013

Essential Information

MLS® # A2224438 Price \$749,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,147
Acres 0.10
Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 49 Sunset Manor

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0N3

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Insulated

of Garages 2

Interior

Interior Features Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island,

Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In

Closet(s)

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave,

Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2025

Days on Market 16

Zoning R-MX

HOA Fees 153

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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