

# \$535,000 - 13 Sunrise Way, Cochrane

MLS® #A2237229

## \$535,000

3 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.07 Acres

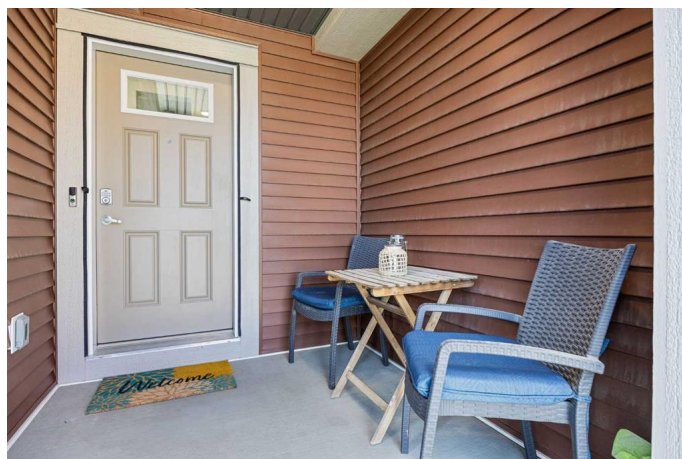
Sunset Ridge, Cochrane, Alberta

Welcome to this stunning, fully finished half duplex, complete with a double attached garage and your own private rooftop patio, nestled on one of the most charming streets in Sunset Ridge! As you approach, you're greeted by a spacious, covered porch. The main level is bright, expansive, and features pristine flooring, fresh paint, and one of the most beautiful kitchens available. The garage includes a side entrance leading to your fenced backyard, perfect for your pups to enjoy! On hot summer days, laundry is effortlessly managed on the upper floor thanks to central A/C. Upstairs, you'll discover three spacious bedrooms, two full bathrooms, and a bonus room that opens to your outdoor patio. This is the ideal home to make your own! Priced to sell, don't miss out! Schedule your showing today. \*\*\*OPEN HOUSE SUNDAY, MAY 11, 12-2PM.

Built in 2018

## Essential Information

MLS® #	A2237229
Price	\$535,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,575
Acres	0.07



Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	13 Sunrise Way
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S4

### Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	1

Zoning                      R-MX

**Listing Details**

Listing Office              Royal LePage Solutions

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