

\$735,000 - 49 Sunset Manor, Cochrane

MLS® #A2241527

\$735,000

3 Bedroom, 3.00 Bathroom, 2,148 sqft
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE - SUNDAY AUGUST 10TH -
11AM - 2PM - Welcome to this charming
two-storey home located in the desirable
semi-estate community of Sunset Ridge!

Situated on a quiet cul-de-sac with James
Hardie board siding, this home offers peace
and privacy, ideal for families, as traffic is
minimal and limited to local residents. Just a
short walk to scenic walking paths, a pond,
playground, school, and essential amenities
including a dentist, pharmacy, gas station,
liquor store, and bakery, this location offers
both comfort and convenience.

Inside, the open-concept main floor boasts a
gourmet kitchen with a LARGE ISLAND and
BREAKFAST BAR, a walk-in pantry, and
generous counter space—perfect for
everyday living and entertaining. Recently, the
floors have been completely refinished with a
beautiful light stain, and the main floor has
been freshly painted.

The cozy living room features a GAS
FIREPLACE with a tile surround and mantle,
creating a warm, welcoming 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, 4-piece main bath, and a
convenient LAUNDRY ROOM complete the
upper level, offering a functional family-friendly
layout.



The unfinished basement includes a BATHROOM ROUGH-IN, and a great layout, providing excellent potential for future development.

Step outside into your PRIVATE, TREED BACKYARD, complete with a HOT TUB, perfect for relaxing or entertaining. The OVERSIZED, INSULATED, and HEATED DOUBLE ATTACHED GARAGE offers plenty of space for vehicles, storage, or a workshop.

Don't miss this opportunity to own a beautiful home in one of Cochrane's most sought-after communities!

Built in 2013

Essential Information

MLS® #	A2241527
Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,148
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, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, 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 Cement Fiber Board, Concrete, Stone, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025
Days on Market 17
Zoning R-MX
HOA Fees 153
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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