

# \$569,900 - 103 Sunrise Common, Cochrane

MLS® #A2247966

**\$569,900**

3 Bedroom, 4.00 Bathroom, 1,305 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

A Rare Value In Today's Market... Come on in. Afternoon light pours through the west windows; nine-foot ceilings lift the space, and the great room gathers everyone by a cozy electric fireplace. The main floor flows the way daily life wants to flow: open sightlines, laminate flooring underfoot, and an island kitchen that quietly does the heavy lifting—quartz counters, pantry, and a stainless-steel appliance package. From weekday breakfasts to Saturday barbecues on the rear deck, it's easy, sunny, and social!

Upstairs, the primary suite is a calm retreat with a walk-in closet and private ensuite; just down the hall, laundry on the upper level (a small luxury you'll appreciate daily) and two additional bedrooms that flex for guests or work!

The finished west-facing walkout is where the fun happens: a bright family/rec room with a wet bar and a 3-pc bath—perfect for movie nights, a quiet gym corner, or weekend games. Step straight out to the backyard and catch the day's last light. The good sized deck comes with a BBQ gas line for your convenience.

Set in friendly Sunset Ridge, you're close to parks, pathways, and everyday conveniences!



RancheView (K&#8) and St. Timothy High are nearby, and a future community centre plus an additional school are anticipated within walking distance (timelines not guaranteed). Weekend escapes? The mountains are approx. 40&#45 min away; ~30 min to Calgary/Costco and ~45 min to the airport&#

Add the single attached garage and finished lower level for practical peace of mind&#and the picture becomes clear: This beauty is a bright, easy-to-live-in home that makes ordinary days feel a little better and weekends feel like a treat.

Built in 2021

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247966               |
| Price          | \$569,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,305                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 103 Sunrise Common |
| Subdivision | Sunset Ridge       |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2S2            |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | None                        |
| Parking Spaces | 2                           |
| Parking        | Driveway, Single Garage Att |
| # of Garages   | 1                           |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Closet Organizers, High C<br>Counters, Recessed Lighting     |
| Appliances        | Central Air Conditioner, Dis<br>Fan, Refrigerator, Washer/Dr |
| Heating           | Forced Air                                                   |
| Cooling           | Central Air                                                  |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Electric                                                     |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full, Walk-Out                                     |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Lighting                   |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 5                 |
| Zoning         | R1                |
| HOA Fees       | 153               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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

