# \$869,900 - 196 Sunrise Common, Cochrane

MLS® #A2229047

## \$869,900

6 Bedroom, 4.00 Bathroom, 2,001 sqft Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Set in the heart of the highly desirable, family-friendly neighbourhood of Sunset Ridge, this exceptional home blends comfort, function, and community charmâ€"just steps from Cochrane's excellent schools, scenic trails, and amenities.

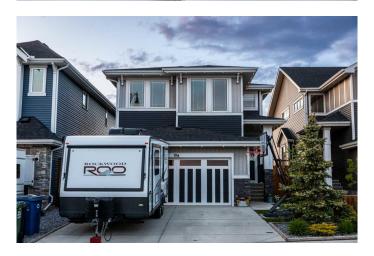
With 5 bedrooms plus a large main floor office (complete with a window and closetâ€"it could legally be a 6th bedroom), this home offers flexibility for growing families, guests, or multi-generational living. The main floor features a light-filled kitchen with classic white shaker cabinets, white quartz countertops, and a large central islandâ€"perfect for entertaining, homework time, or casual snacks. You'II love the gas range, which is a smart appliance with Wi-Fi and remote start capability, bringing modern convenience right into your cooking routine. The open-concept layout also includes a cozy gas fireplace in the family room, and a spacious dining nook for gathering over meals.

Upstairs is your spa-like retreat. The primary bedroom boasts double walk-in closets, and the ensuite is a calming, private space to recharge. Enjoy the ease of upper-floor laundry and stretch out in the large bonus room, ideal for family movie nights or play space.

The separate side entrance leads to a fully finished basement with extra insulation in the







floors, walls, and ceilingâ€"providing both warmth and soundproofing. The scratch-resistant flooring is ideal for kids and pets, and the layout offers future flexibility.

Throughout the home, you'II find elevated touches like matching zebra blinds (with motorized blinds in the stairwell), a radon mitigation system, 75-gallon gas hot water tank, and Gemstone exterior lights for year-round ambiance.

Outside, the fully landscaped and fenced yard backs onto forever green spaceâ€"a premium lot that offers peace, privacy, and uninterrupted views. There's also a dog run and a gas line for your BBQ.

Other highlights include engineered hardwood on the main floor, luxury vinyl plank in the basement, and Alberta New Home Warranty still in place. With the yard and basement already finished, you get the feel of a brand-new homeâ€"without the wait.

If you've been dreaming of the perfect home in Sunset Ridge, this one checks all the boxes. The space you need, the features you want, and the lifestyle your family deserves.

Built in 2021

#### **Essential Information**

MLS®#	A2229047
Price	\$869,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.09
Year Built	2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 196 Sunrise Common

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2R9

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Smart Home, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Dog Run Fenced In,

Landscaped, Lawn, No Neighbours Behind, Street Lighting, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 8th, 2025

Days on Market 10

Zoning R-LD

HOA Fees 146

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

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.