

\$539,900 - 103 Sunrise Common, Cochrane

MLS® #A2247966

\$539,900

3 Bedroom, 4.00 Bathroom, 1,305 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Fully Developed Walkout + West-facing Backyard – uncommon among Cochrane’s semi-detached options – come on in and feel the afternoon light through the west windows as 9-ft ceilings lift the main floor and the great room gathers everyone by a clean electric fireplace; open sightlines, laminate underfoot, and an island kitchen with quartz counters, pantry, and a stainless-steel package keep daily life easy; weekday breakfasts at the island, Saturday barbecues on the rear deck with BBQ gas line – sunny, simple, social; upstairs, the primary suite is calm with a walk-in closet and private ensuite, upper-level laundry is a small daily luxury, and two additional bedrooms flex for guests, work, or hobbies; downstairs is the difference: a bright, finished walkout with wet bar and 3-pc bath – set it for movie night, a quiet gym corner, or weekend games – then step straight to the yard and catch the day’s last light; add the single attached garage for year-round convenience and the picture is complete: a bright, easy-to-live-in semi that lives larger where it counts; location matters too – Sunset Ridge places you close to parks, pathways, and everyday conveniences; RancheView (K-8) and St. Timothy High are nearby, and a future community centre and additional school are anticipated within walking distance (timelines not guaranteed); getting out and about is straightforward – 40-45 min to the mountains, 30 min to Calgary/Costco, and 45 min to the



airport – a composed home with the rare pairing of a finished walkout and west yard, ready for your everyday rhythm... (Fellow Real Estate Agents: Please see private remark.)

Built in 2021

Essential Information

MLS® #	A2247966
Price	\$539,900
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 Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
-------------------	---

Appliances	Central Air Conditioner, Dis Fan, Refrigerator, Washer/Dr
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

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	92
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.

