

# \$799,990 - 136 Sunrise Common, Cochrane

MLS® #A2207017

**\$799,990**

5 Bedroom, 4.00 Bathroom, 2,252 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Step into your forever home in the highly desirable community of Sunset Ridge, Cochrane!

Backed by scenic park pathways and stunning natural views, this exceptional property blends tranquility, style, and everyday convenience—perfect for growing families or those who love to entertain.

From the moment you arrive, the curb appeal makes a lasting impression. With elegant Hardie Board siding and a sleek exposed concrete driveway, this home invites you in with both charm and function. The oversized double garage offers plenty of room for vehicles, tools, and toys.

Inside, you're welcomed by soaring 9-foot ceilings, a grand entryway, and a bright, open-concept layout that flows effortlessly. The heart of the home is the chef-inspired kitchen, complete with a gas range, walk-through custom pantry, and a gas BBQ hookup—perfect for those who love to cook and host. The spacious living and dining areas are tailor-made for cozy family nights or lively gatherings.

Upstairs, retreat to a generous primary suite that feels like a peaceful getaway, with two additional bedrooms and 2 stylish bathrooms to comfortably accommodate the whole family. Need more space? The oversized bonus room



is ideal for movie nights, a kidsâ€™™ playroom, or an extra lounge area.

The fully finished walk-out basement takes it to the next levelâ€”featuring 2 more bedrooms and a custom designed full bathroom, a rec room with a dry bar, and a large open space ready for game nights, workouts, or weekend fun. Step outside into the fully fenced backyard with direct access to walking trailsâ€”your own slice of nature right at your door.

This home truly has it allâ€”luxury, lifestyle, and location. Donâ€™™t miss your chance to own this incredible propertyâ€”book your private showing today and see why Sunset Ridge is where you belong.

Built in 2021

**Essential Information**

MLS® #	A2207017
Price	\$799,990
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,252
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	136 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C2S1

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s), Dry Bar, Double Vanity, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Convection Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard, Balcony, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 30th, 2025
Days on Market	43
Zoning	R-LD
HOA Fees	186
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Makey Real Estate Elite Inc.
----------------	------------------------------

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.