

\$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

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	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), Bathroom Rough-in
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop
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	Concrete, Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	34
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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.