

# \$515,000 - 25 Sunrise Way, Cochrane

MLS® #A2262289

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom semi-detached home, built in 2020 by Excel Homes, located on Sunrise Way—a quiet, no-through street in one of Cochrane’s most desirable communities, Sunset Ridge.

With 1,370 square feet of well-planned living space, this home offers comfort, style, and a layout that’s perfect for both family life and entertaining. The heart of the home is a central kitchen, featuring a large island with seating, a generous family-sized pantry, and plenty of cabinet space and deep drawers—making hosting and daily life effortless. Bright, open living and dining areas are framed by large windows that fill the space with natural light.

Upstairs, you’ll find three spacious bedrooms, including a private primary suite and a full 4-piece bath. The unfinished basement offers high ceilings and is roughed-in for both a bathroom and laundry, allowing room to grow or add personal touches down the line.

Step outside and enjoy the fully landscaped backyard, complete with low-maintenance turf—ideal for relaxing or playing without the weekend chores. A full-sized detached double garage provides secure parking and additional storage.

Sunset Ridge is known for its scenic views,



friendly atmosphere, and wide range of amenities—including nearby walking paths, playgrounds, and a local elementary school just a short stroll away. With shops, caf  s, and services all within easy reach, this is a vibrant community designed for convenience and connection.

Don  t miss this opportunity to own a move-in ready home in a growing neighbourhood with timeless appeal. Book your private showing today!

Built in 2020

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS   #        | A2262289               |
| Price          | \$515,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,370                  |
| Acres          | 0.06                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 25 Sunrise Way    |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0C8           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Parking      | Asphalt, Double Garage Detached, Garage Faces Rear, Alley Access, Covered, Garage Door Opener |
| # of Garages | 2                                                                                             |

## Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                              |
| Cooling           | None                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                     |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Interior Lot |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Vinyl Siding, Wood Frame                                                              |
| Foundation        | Perimeter Wall                                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 16                |
| Zoning         | RC                |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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