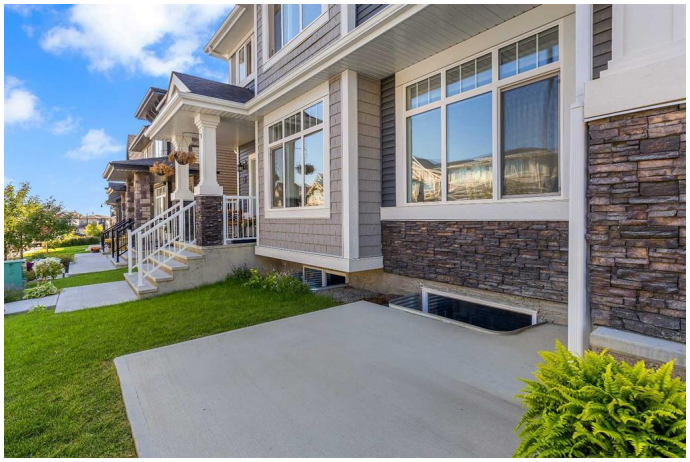
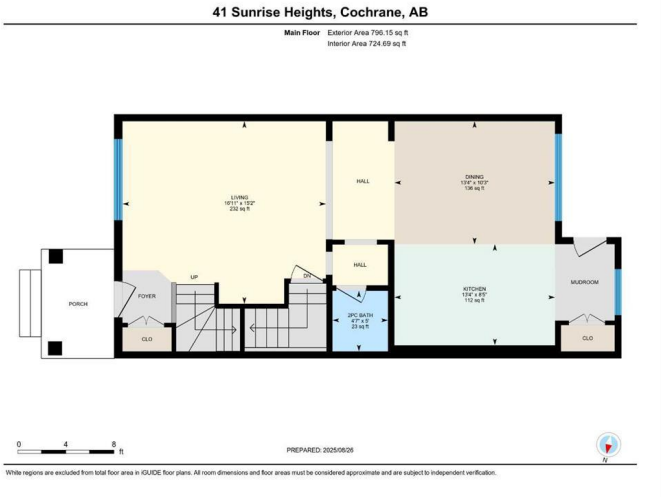
$549,900 - 41 Sunrise Heights, Cochrane

MLS® #A2262487

$549,900
3 Bedroom, 3.00 Bathroom, 1,640 sqft
Residential on 0.06 Acres





Sunset Ridge, Cochrane, Alberta

Welcome to 41 Sunrise Heights, Cochrane! This stunning family home is a must-see, offering a bright and cheerful atmosphere with thoughtfully chosen finishes throughout. From the moment you walk in, youâ€™ll feel the warmth and comfort this home provides.
At the heart of the home is the stylish kitchen, featuring quartz countertops, tall white upper cabinets paired with modern grey lowers, and a large flat island that blends beautifully into the overall design. The kitchen opens to a spacious dining room and a cozy breakfast nookâ€”perfect for everyday family meals or entertaining guests. Itâ€™s the ideal gathering space, whether for quick weekday breakfasts or relaxed dinners with loved ones.

The main floor is designed with family living in mind. A generous living room provides the perfect place to unwind, while the dining area includes a built-in deskâ€”an ideal spot for kids to finish homework or for a convenient home office setup.
Upstairs, youâ€™ll find three well-appointed bedrooms. The primary suite is a true retreat, complete with a private ensuite that includes quartz counters, double sinks, a luxurious soaker tub, and a separate shower. The additional bedrooms are generously sized, making them perfect for children, guests, or flexible use such as a playroom or study.
Step outside to discover a backyard thatâ€™s ready to be enjoyed. An oversized double detached garage offers secure parking, plenty

of storage, and extra space for hobbies or a workshop. The outdoor area provides lots of room for kids to play, gardening, or hosting summer barbecues.
Located just a few blocks from parks, walking paths, and biking trails, this home is ideally situated for families who love both comfort and an active lifestyle.

Built in 2020

Essential Information

MLS® #	A2262487
Price	$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,640
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	41 Sunrise Heights
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	13
Zoning	R-MX
HOA Fees	120
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)

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