

# \$855,777 - 206 Sunrise Common, Cochrane

MLS® #A2219186

**\$855,777**

4 Bedroom, 4.00 Bathroom, 2,243 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 206 Sunrise Common, a stunning property built in 2021 offering over 2,800 sq ft of fully developed luxurious living space. This home boasts a heated garage, and a beautifully tiered backyard with a retaining wall, backing onto a future walking path and green space for added privacy and enjoyment. Step inside to discover high ceilings and triple-pane windows on the main floor, complete with elegant 8 ft doors, including a sliding door that opens to the backyard. The fully finished basement, with a separate entrance, features a wet bar, a four-piece bath, a bedroom, a family room, ample storage, and a room currently set up as a gym space.

Upstairs, youâ€™ll find the convenience of a laundry area, and the master suite is a true retreat with its vaulted ceiling and mountain views. The bonus room also features a vaulted ceiling, adding to the spacious feel of the home.

Built by Avi, this home comes with extra stone detailing on the front for enhanced curb appeal. The main floor includes an office/flex space and a walkthrough pantry that connects the garage to the kitchen. Culinary enthusiasts will appreciate the gas range, built-in microwave in the island, quartz countertops, and the large island, all perfect for entertaining.

Enjoy cozy evenings by the gas fireplace, which features a stunning floor-to-ceiling stone finish. Donâ€™t miss this exceptional



opportunity to own a home that perfectly blends comfort, style, and functionality. Located close to the Ranchview K-8 school, St. Tims 8-12 high school, shopping, walking paths , parks. Sunset is a family friendly neighborhood. Book your showing today!

Built in 2021

### Essential Information

MLS® #	A2219186
Price	\$855,777
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,243
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	206 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	47
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR 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.