

# \$519,900 - 399 Sunrise View, Cochrane

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MLS® #A2226068

## \$519,900

3 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Fantastic opportunity in the sought after community of Sunset Ridge in beautiful Cochrane! This 3-bedroom, 2.5-bath duplex offers no back neighbours, gorgeous open views, and is ideally located near parks, playgrounds, walking paths, and schools perfect for families and outdoor enthusiasts alike. The bright and functional main floor features an open concept layout with stainless steel appliances, a kitchen island, and access to a deck and backyard. Upstairs you'll find three generously sized bedrooms, including a primary suite with a private ensuite. The tall single attached garage offers extra height for storage or larger vehicles, and the unfinished basement provides future development potential.

Enjoy the lifestyle that Cochrane offers—small-town charm with big-city conveniences, all just a short drive to Calgary and the breathtaking Rocky Mountains. Whether you're heading to the mountains for adventure or staying local for the community feel, this location offers the best of both worlds. All this at a great price point, making it an ideal choice for first time buyers, young families, or investors. Don't miss out on this incredible value!

Built in 2016

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2226068               |
| Price          | \$519,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,339                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 399 Sunrise View  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0Z8            |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, Vinyl Windows, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Backs on to Park<br>No Neighbours Behind |
| Roof            | Asphalt Shingle                                     |
| Construction    | Concrete, Vinyl Siding                              |
| Foundation      | Poured Concrete                                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 31             |
| Zoning         | R-MX           |
| HOA Fees       | 150            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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