

\$534,900 - 333 Sunset Common, Cochrane

MLS® #A2245363

\$534,900

3 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained home with breathtaking mountain views and truly move-in ready, with no further costs needed on fencing, decks, landscaping, appliances and no HOA fees. From the moment you arrive, the charming front garden and inviting curb appeal set the tone. Inside, warm hardwood floors flow throughout the main level, creating a bright, open-concept space that's both stylish and functional. The spacious great room opens to a well-appointed kitchen with a breakfast nook, finished in neutral, welcoming tones. The kitchen offers plenty of counter and cupboard space, a large island, corner pantry, and new appliances (2023). Sliding doors lead to a newly completed raised vinyl deck with two gas lines – one for a fire pit and one for a BBQ or infrared heating – plus composite privacy walls finished on both sides. It's the perfect spot to relax while soaking in panoramic mountain views. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a walk-in closet and four-piece ensuite. A full main bath and roomy upper foyer complete this level. A convenient two-piece bath is located on the landing to the walkout lower level. The lower level offers endless possibilities, with a rough-in for a fourth bathroom, dedicated laundry space, and abundant storage. From here, step out to a covered deck – featuring three gas lines for a fire pit, BBQ, and heater – and into a fully fenced backyard oasis. Professional



xeriscaping, perennial plantings, a tranquil pond, multiple seating areas, and a freshly refinished lower deck create an ideal setting for entertaining or simply enjoying quiet evenings under the stars. Additional updates include a hot water tank installed in 2023. With thoughtful upgrades, new appliances, completed yard, and no HOA fees, this home blends small-town charm with quick access to Calgary – offering a truly move-in ready lifestyle.

Built in 2010

Essential Information

MLS® #	A2245363
Price	\$534,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	333 Sunset Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L8

Amenities

Parking Spaces	3
Parking	Garage Door Opener, Garage Faces Front, Single Garage Attached,

	Driveway, Insulated
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Water Softener
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, City Lot, Cul-De-Sac, Native Plants, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	49
Zoning	R-MX

Listing Details

Listing Office	Royal LePage Benchmark
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