

# \$539,900 - 403 Sunrise View, Cochrane

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MLS® #A2220717

**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE THIS SAT !Welcome to your new home! SHOWS 10/10! The front entry opens to beautiful luxury vinyl plank flooring through the main level. There is a convenient powder room, closet and garage in the entry. As you proceed to the living/dining room area, you have the very well-appointed kitchen with soft closing drawers and pullout drawers in the full pantry. Lighting above the upper cabinets. Island has sink and dishwasher as well as snack extension. Dining room opens to a comfortable deck with poured concrete patio and fenced private yard backing on greenspace (further development is said to be beyond a greenspace and walking path). The hot tub is a negotiable item but will be removed if not desired. The basement is developed into a family room/den with storage under the stairs and in the furnace room. There is a rough in bathroom for future development. The stairway to the upper level has a beautiful wood railing and wrought iron feature. This level has a family room, full bath and laundry to service the two bedrooms and the primary has a shower ensuite. The garage is drywalled and insulated to help with warmth. The outside of the home features accent lighting and nice clean landscaping. MOVE IN READY !

Built in 2016

## Essential Information



MLS® #	A2220717
Price	\$539,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,352
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	403 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Lighting
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Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	9
Zoning	R2
HOA Fees	153
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
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