

# \$869,900 - 196 Sunrise Common, Cochrane

MLS® #A2229047

**\$869,900**

6 Bedroom, 4.00 Bathroom, 2,001 sqft  
Residential on 0.09 Acres

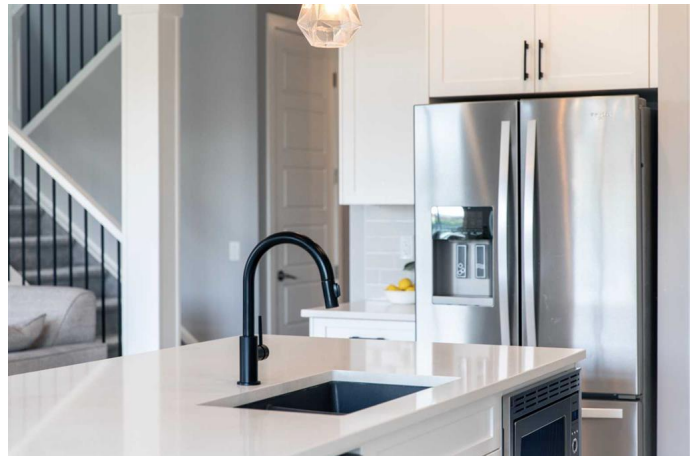
Sunset Ridge, Cochrane, Alberta

Set in the heart of the highly desirable, family-friendly neighbourhood of Sunset Ridge, this exceptional home blends comfort, function, and community charm—just steps from Cochrane's excellent schools, scenic trails, and amenities.

With 5 bedrooms plus a large main floor office (complete with a window and closet—it could legally be a 6th bedroom), this home offers flexibility for growing families, guests, or multi-generational living. The main floor features a light-filled kitchen with classic white shaker cabinets, white quartz countertops, and a large central island—perfect for entertaining, homework time, or casual snacks. You'll love the gas range, which is a smart appliance with Wi-Fi and remote start capability, bringing modern convenience right into your cooking routine. The open-concept layout also includes a cozy gas fireplace in the family room, and a spacious dining nook for gathering over meals.

Upstairs is your spa-like retreat. The primary bedroom boasts double walk-in closets, and the ensuite is a calming, private space to recharge. Enjoy the ease of upper-floor laundry and stretch out in the large bonus room, ideal for family movie nights or play space.

The separate side entrance leads to a fully finished basement with extra insulation in the



floors, walls, and ceiling”providing both warmth and soundproofing. The scratch-resistant flooring is ideal for kids and pets, and the layout offers future flexibility.

Throughout the home, you”ll find elevated touches like matching zebra blinds (with motorized blinds in the stairwell), a radon mitigation system, 75-gallon gas hot water tank, and Gemstone exterior lights for year-round ambiance.

Outside, the fully landscaped and fenced yard backs onto forever green space”a premium lot that offers peace, privacy, and uninterrupted views. There”s also a dog run and a gas line for your BBQ.

Other highlights include engineered hardwood on the main floor, luxury vinyl plank in the basement, and Alberta New Home Warranty still in place. With the yard and basement already finished, you get the feel of a brand-new home”without the wait.

If you”ve been dreaming of the perfect home in Sunset Ridge, this one checks all the boxes. The space you need, the features you want, and the lifestyle your family deserves.

Built in 2021

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2229047  |
| Price          | \$869,900 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,001     |
| Acres          | 0.09      |
| Year Built     | 2021      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 196 Sunrise Common |
| Subdivision | Sunset Ridge       |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2R9            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                         |
| Heating           | 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, Private Yard                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Views |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                                                                   |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 8th, 2025  
Days on Market        7  
Zoning                    R-LD  
HOA Fees                146  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX First

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.