

# \$739,900 - 79 Sunrise Way, Cochrane

MLS® #A2241475

**\$739,900**

3 Bedroom, 3.00 Bathroom, 2,134 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this radiant and beautifully upgraded 3-bedroom family home, ideally located on a corner lot with plenty of additional parking in the vibrant and sought-after community of Sunset Ridge. From the moment you step inside, you're greeted with 9' ceilings, engineered hardwood flooring, and large windows that flood the main floor with natural light. The open-concept design features a gourmet kitchen with a premium builder's appliance package, a stunning quartz island, and matching quartz countertops in both the ensuite and main bath. The sun-soaked dining area leads to your west-facing backyard—perfect for enjoying evening sunsets with the family. The inviting great room is anchored by a modern electric fireplace, while a main floor flex room with dual 8-foot doors offers a perfect space for a home office, playroom, or creative studio. Upstairs, discover a bright and spacious bonus room, perfect for a second family room or homework zone, along with the luxurious primary retreat featuring a spa-inspired 5-piece ensuite and a large walk-in closet. Located just blocks from RancheView K-8 School, and a short drive to St. Timothy High School, with a future community center and additional school planned nearby, this home is designed with your growing family in mind. Enjoy the scenic 40–45 minute drive to the mountains, just 30 minutes to Calgary or the nearest Costco, and about 45 minutes to the airport. Don't miss this exceptional opportunity to own a



beautifully upgraded, thoughtfully designed home in a thriving, family-friendly community. Book your showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241475    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,134       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 79 Sunrise Way    |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2S3           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Pantry, Quartz Counters                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |

|                 |                  |
|-----------------|------------------|
| Heating         | High Efficiency  |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric         |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Yard            |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 59              |
| Zoning         | R-1             |
| HOA Fees       | 153             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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