

\$569,900 - 103 Sunrise Common, Cochrane

MLS® #A2247966

\$569,900

3 Bedroom, 4.00 Bathroom, 1,305 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

A Rare Value In Today's Market... Come on in. Afternoon light pours through the west windows; nine-foot ceilings lift the space, and the great room gathers everyone by a cozy electric fireplace. The main floor flows the way daily life wants to flow: open sightlines, laminate flooring underfoot, and an island kitchen that quietly does the heavy lifting—quartz counters, pantry, and a stainless-steel appliance package. From weekday breakfasts to Saturday barbecues on the rear deck, it's easy, sunny, and social!

Upstairs, the primary suite is a calm retreat with a walk-in closet and private ensuite; just down the hall, laundry on the upper level (a small luxury you'll appreciate daily) and two additional bedrooms that flex for guests or work!

The finished west-facing walkout is where the fun happens: a bright family/rec room with a wet bar and a 3-pc bath—perfect for movie nights, a quiet gym corner, or weekend games. Step straight out to the backyard and catch the day's last light. The good sized deck comes with a BBQ gas line for your convenience.

Set in friendly Sunset Ridge, you're close to parks, pathways, and everyday conveniences!



RancheView (K) and St. Timothy High are nearby, and a future community centre plus an additional school are anticipated within walking distance (timelines not guaranteed). Weekend escapes? The mountains are approx. 40- min away; ~30 min to Calgary/Costco and ~45 min to the airport&#

Add the single attached garage and finished lower level for practical peace of mind&#and the picture becomes clear: This beauty is a bright, easy-to-live-in home that makes ordinary days feel a little better and weekends feel like a treat.

Built in 2021

Essential Information

MLS® #	A2247966
Price	\$569,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,305
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	103 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S2

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Att
# of Garages	1

Interior

Interior Features	Closet Organizers, High C Counters, Recessed Lighting
Appliances	Central Air Conditioner, Dis Fan, Refrigerator, Washer/Dr
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	2
Zoning	R1
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.

SAVANNAH

103 Sunrise Common • Sunset Ridge, Cochrane

3 bedrooms

2.5 bathrooms

The floor plan shows a two-story house with a front porch. The main floor includes a Great Room (12'-0" x 13'-5") with a fireplace and a Nook (7'-1" x 11'-8"). There is a Kitchen, a Dining Room, and a Living Room. The second floor features a Master Bedroom (12'-1" x 11'-6") with a walk-in closet, and two other Bedrooms (9'-4" x 11'-2" and 9'-5" x 10'-0"). There are two full bathrooms and a half bathroom. A large Deck is attached to the back of the house. The Garage is 13'-0" x 22'-0" (exterior dimensions).