

\$718,800 - 49 Sunset Manor, Cochrane

MLS® #A2261620

\$718,800

3 Bedroom, 3.00 Bathroom, 2,148 sqft
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautiful two-storey home in the highly sought-after semi-estate community of Sunset Ridge! Tucked away on a quiet cul-de-sac and finished with durable Composite siding, this property offers peace and privacy—perfect for families with minimal local traffic.

Just a short stroll from picturesque walking paths, a pond, playground, and school, plus everyday conveniences such as a dentist, pharmacy, gas station, liquor store, and bakery, this location truly combines lifestyle and convenience.

Inside, the open-concept main floor showcases a gourmet kitchen with a LARGE ISLAND and BREAKFAST BAR, WALK-IN PANTRY, and ample counter space—ideal for both entertaining and day-to-day living. The main level has just been freshly painted, and the REFINISHED light-tone floors add a bright, modern feel. The living room is anchored by a cozy GAS FIREPLACE with tile surround and mantle, creating a warm, inviting atmosphere.

Upstairs, discover three spacious bedrooms, including a primary bedroom with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, 4-piece main bath, and laundry room complete the upper level, offering a functional, family-friendly layout. The unfinished basement with BATHROOM ROUGH-IN provides excellent potential for



future development.

Step outside to your PRIVATE, TREED BACKYARD, featuring a HOT TUB for relaxation and entertaining. An OVERSIZED, INSULATED, and HEATED DOUBLE GARAGE adds versatility, whether for parking, storage, or a workshop.

Don't miss the chance to make this exceptional property in Sunset Ridge your new home!

Built in 2013

Essential Information

MLS® #	A2261620
Price	\$718,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,148
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	49 Sunset Manor
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N3

Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	35
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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