

\$814,900 - 204 Sunset View, Cochrane

MLS® #A2268934

\$814,900

5 Bedroom, 4.00 Bathroom, 2,382 sqft

Residential on 0.12 Acres

Sunset Ridge, Cochrane, Alberta

****LEGAL BASEMENT SUITE**** Welcome to this stunning two-storey home in the heart of Cochrane's highly sought-after community of Sunset Ridge. Offering 3336 sqft of total living space, this AIR-CONDITIONED corner-lot property perfectly blends modern luxury with everyday comfort – complete with mountain views, a brand-new legal suite, and countless upgrades throughout. 5096 SQFT CORNER LOT SIZE! Step inside and be greeted by a bright, open foyer with soaring 9 ft ceilings and a warm, welcoming atmosphere. The main floor features durable tile flooring throughout, ideal for families and easy maintenance. The luxury kitchen is a chef's dream, showcasing rich granite countertops, a large island, tons of cabinetry, and a massive walk-in pantry for all your storage needs. Entertain in style in the great room, complete with a cozy gas fireplace, or host summer gatherings on your oversized, full-length deck while enjoying the mountain views. A main floor den, laundry area, and spacious mudroom add convenience and function to this exceptional layout. Upstairs, you'll find plush high-end carpet installed in 2023 and a thoughtfully designed upper level featuring a luxurious primary suite with a spa-inspired 5-piece ensuite – complete with a deep soaker tub, double sinks, and a separate shower. The walk-in closet provides ample space for your wardrobe. Two additional generous bedrooms, each with their own walk-in closets, offer plenty of room for



children, guests, or home offices. This home comes fully equipped with modern amenities, including a smart home entertainment system, built-in speakers throughout (and on the deck), an irrigation system, and elegant Hunter Douglas blinds in every room. Above the garage, youâ€™ll find a soundproof entertainment room, ideal for movie nights, gaming, or music â€“ a perfect retreat for the entire family. The showstopper is the brand-new legal basement suite (built in 2024), featuring a private side entrance, two spacious bedrooms, large bright windows, and contemporary finishes throughout. SEPARATE WASHER/DRYER. This space is ideal for extended family, guests, or as a mortgage helper generating rental income.

Freshly painted from top to bottom, this home feels brand new and move-in ready. Located on a corner lot with beautiful curb appeal, youâ€™ll appreciate the extra yard space and open feel. The double attached garage provides plenty of parking and storage. Set within the family-friendly community of Sunset Ridge, this home offers everything you need within minutes â€“ schools, parks, playgrounds, walking trails, and local shops and restaurants. Enjoy the perfect balance of small-town charm and city convenience, with easy access to downtown Cochrane and a short drive to the Rocky Mountains for weekend adventures. This incredible home truly has it all â€“ space, luxury, and unbeatable versatility. Whether youâ€™re looking for a family home or an investment property, you wonâ€™t find a better value in Sunset Ridge.

Built in 2010

Essential Information

MLS® #	A2268934
Price	\$814,900

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,382
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	204 Sunset View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0E9

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	Real Broker
----------------	-------------

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.