

# \$749,900 - 49 Sunset Manor, Cochrane

MLS® #A2224438

## \$749,900

3 Bedroom, 3.00 Bathroom, 2,147 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this charming two storey home in the sought after community of Sunset Ridge! Ideally located just a short walk from scenic walking paths and the community lake, this home offers both comfort and convenience.

The open concept main floor features a functional U-SHAPED KITCHEN with a LARGE ISLAND, a PANTRY, and ample counter space—perfect for family meals or entertaining. The cozy living room is anchored by a GAS FIREPLACE, creating a warm and inviting atmosphere.

Upstairs, you'll find three bedrooms, including a SPACIOUS PRIMARY BEDROOM with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, a 4-piece main bathroom, and a convenient laundry room complete the upper level, making it a perfect family layout.

The unfinished basement includes a bathroom ROUGH-IN, offering plenty of potential for future development.

Step outside to enjoy the private, TREED BACKYARD, complete with a HOT TUB and TRAMPOLINE—ideal for relaxing or playing outdoors. The OVERSIZED, HEATED, and INSULATED DOUBLE GARAGE with DUAL DOORS provides ample space for vehicles, storage, or a workshop.

Don't miss this opportunity to live in one of



Cochrane's most desirable  
neighbourhoods!

Built in 2013

### Essential Information

MLS® #	A2224438
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,147
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
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## 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	June 6th, 2025
Days on Market	10
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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