

\$685,000 - 278 Sunrise View, Cochrane

MLS® #A2255427

\$685,000

3 Bedroom, 3.00 Bathroom, 2,145 sqft
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE SATURDAY OCTOBER 11
from 1PM - 3PM | Welcome to this
well-appointed home, thoughtfully designed for
both everyday comfort and upscale
entertaining. Located in the beautiful
community of Sunset, this property features
modern finishes, spacious living areas, and a
private EAST-FACING BACKYARD with a
DECK and mature trees.

The kitchen features a large QUARTZ ISLAND
with ample counter space - perfect for
entertaining or family meals, WALKTHROUGH
PANTRY which connects to the mudroom,
CERAMIC TILE flooring in the kitchen and
high traffic areas. The main floor features
HARDWOOD floors and includes a lovely
OFFICE, spacious living area with a GAS
FIREPLACE, and access to the HEATED
GARAGE for year round comfort. The
PRIMARY bedroom features a 5-piece
ENSUITE with DOUBLE SINKS, laminate
counters, SOAKER TUB and a WALK-IN
CLOSET. Upstairs has the convenience of a
spacious laundry room with a countertop and
cupboards, two additional bedrooms and a
BONUS ROOM with VAULTED CEILINGS to
add an open, airy feel. Enjoy a morning coffee
on the DECK in the EAST-FACING backyard
which is FENCED and well treed for added
privacy. The UNFINISHED basement has
great potential with an already framed-in spot
for a bedroom, a bathroom ROUGH-IN, and
OVERSIZED hot water tank. This is a fantastic
opportunity to own a move-in ready home with



ample room to grow. Connect with us to schedule a viewing!

Built in 2015

Essential Information

MLS® #	A2255427
Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,145
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	278 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	24
Zoning	R-LD
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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