# $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 privacyâ€”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 spaceâ€”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.

Donâ€™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 |

| | |
|---|---|
| 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 | October 2nd, 2025 |
| Days on Market | 7 |
| Zoning | R-MX |
| HOA Fees | 153 |
| HOA Fees Freq. | ANN |

## Listing Details

| | |
|---|---|
| Listing Office | eXp Realty |

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