

# \$554,000 - 407 Sunrise View, Cochrane

MLS® #A2208664

**\$554,000**

3 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

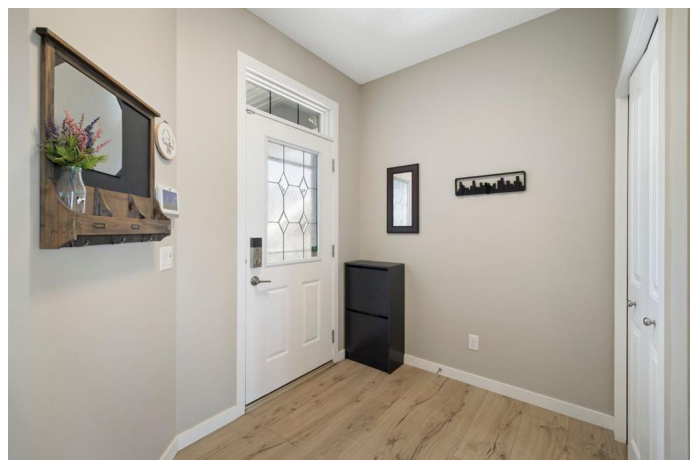
Step into comfort and style in this beautiful two-storey home nestled in the sought-after community of Sunset Ridge. Designed with functionality and light in mind, the open-concept main floor features large, bright windows that flood the space with radiant natural light. The kitchen is a chef's dream with stainless steel appliances, a central island, and generous counter and storage space—perfect for both everyday living and entertaining. From the dining area, step outside onto your back deck and back yard. Upstairs, you'll find three spacious bedrooms, including a thoughtfully designed primary suite boasting a large walk-in closet and a luxurious ensuite with double vanity and a deep soaking tub. An additional full bathroom and convenient and spacious upstairs laundry complete the upper level, adding practicality to your daily routine. A single attached garage adds both convenience and extra storage. Located just steps from extensive walking trails, green spaces, and the future community center with soccer fields and outdoor amenities, this home is perfectly positioned for families and outdoor enthusiasts alike. Don't miss your chance to see this one today.

Built in 2015

## Essential Information

MLS® #

A2208664



Price	\$554,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,602
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	407 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
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Lot Description	Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	14
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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