

# \$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 privacy—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 space—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.

Don'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 | 29                |
| Zoning         | R-MX              |
| HOA Fees       | 153               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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