

# \$539,900 - 21 Sunset Common, Cochrane

MLS® #A2222766

## \$539,900

4 Bedroom, 4.00 Bathroom, 1,557 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this very functional and affordable 4-bedroom, 3.5-bath semi-attached in Cochrane's desirable Sunset Ridge community. With 1,557 sq. ft. of bright, open living space plus a developed basement, this home offers room to grow. Enjoy the spacious kitchen with modern cabinetry, stainless steel appliances, island with breakfast bar, and a walk-in pantry. The open-concept main floor features vinyl flooring and large windows that fill the home with natural light.

Upstairs offers a versatile bonus room, a serene primary suite with 3-pc ensuite and walk-in closet, plus two additional bedrooms and a second full bath. The basement is fully finished offering an additional bedroom, 3 pc bathroom and flex room. The south-facing backyard includes a deck and storage shed and is fully fenced—perfect for relaxing or entertaining. There is a single attached garage to keep your vehicle out of the elements or perfect for storage.

Located on a family-friendly street with quick access to Hwy 22, 1A, schools, parks, and shopping.

Built in 2010

## Essential Information

MLS® # A2222766

Price \$539,900

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,557
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	21 Sunset Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L7

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

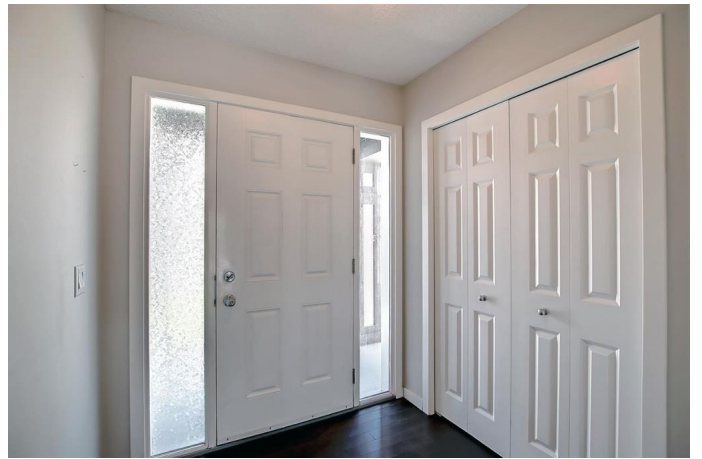
Date Listed May 23rd, 2025

Days on Market 29

Zoning R-MX

### **Listing Details**

Listing Office CIR Realty



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.