

# \$749,900 - 49 Sunset Manor, Cochrane

MLS® #A2224438

## \$749,900

3 Bedroom, 3.00 Bathroom, 2,147 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this charming two storey home in the sought after community of Sunset Ridge! Ideally located just a short walk from scenic walking paths and the community lake, this home offers both comfort and convenience.

The open concept main floor features a functional U-SHAPED KITCHEN with a LARGE ISLAND, a PANTRY, and ample counter space—perfect for family meals or entertaining. The cozy living room is anchored by a GAS FIREPLACE, creating a warm and inviting atmosphere.

Upstairs, you'll find three bedrooms, including a SPACIOUS PRIMARY BEDROOM with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, a 4-piece main bathroom, and a convenient laundry room complete the upper level, making it a perfect family layout.

The unfinished basement includes a bathroom ROUGH-IN, offering plenty of potential for future development.

Step outside to enjoy the private, TREED BACKYARD, complete with a HOT TUB and TRAMPOLINE—ideal for relaxing or playing outdoors. The OVERSIZED, HEATED, and INSULATED DOUBLE GARAGE with DUAL DOORS provides ample space for vehicles, storage, or a workshop.

Don't miss this opportunity to live in one of



Cochrane's most desirable  
neighbourhoods!

Built in 2013

### Essential Information

MLS® #	A2224438
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,147
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	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
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	June 6th, 2025
Days on Market	12
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.