

\$809,000 - 204 Sunrise Common, Cochrane

MLS® #A2260174

\$809,000

3 Bedroom, 3.00 Bathroom, 2,145 sqft
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

204 Sunrise Common is a remarkable home and offers over 2,100 sq ft of beautifully designed living space. It features a heated garage with an extended area, complete with a workshop space, an 8Ft door, a sink with hot and cold water access, and a separate side entrance for convenient yard access. The lovely backyard backs to a future walking path and green space, featuring a fantastic deck with a pergola, a built-in bar table, a gas hookup for a BBQ, and a fire table, making it perfect for outdoor gatherings.

Inside, you'll be greeted by high ceilings, highlighted by a magnificent gas fireplace surrounded by floor-to-ceiling stone. A walkthrough pantry connects the garage to the kitchen, equipped with California closet organizers, ceiling height cabinets. Culinary enthusiasts will appreciate the six-burner gas range, built-in microwave, quartz countertops, and spacious island, all ideal for entertaining guests. James Hardie siding creates stunning curb appeal along with the landscaped yard. Upstairs, a convenient laundry area features a countertop, and a built-in drying rack, enhancing the home's functionality. The bonus room boasts vaulted ceilings, creating an airy atmosphere while also offering scenic mountain views. All the bathrooms have quartz countertops with under mount sinks. The 4 pc primary ensuite features a fully tiled oversized shower and a dual vanity.

The unfinished basement provides endless possibilities for customization to suit your



personal style.
This exceptional home perfectly blends comfort, style, and practicality, and is located near Ranchview K-8 School, St. Tim's 8-12 High School, shopping, walking paths, and parks in the family-friendly neighborhood of Sunset. Donâ€™t miss this incredible opportunityâ€”schedule your showing today!

Built in 2021

Essential Information

MLS® #	A2260174
Price	\$809,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,145
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	204 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2025
Days on Market	23
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

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.