

# \$549,900 - 161 Sunset Common, Cochrane

MLS® #A2215416

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,410 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

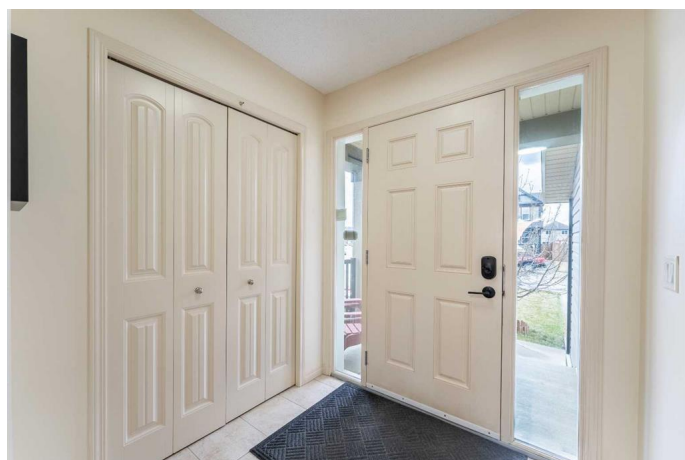
Welcome to Living in Cochrane â€” The Perfect Family Home! Just steps from scenic walking trails and a fantastic neighborhood park, this home is ideal for young families looking for space, comfort, and community. The main floor offers a bright, open layout with large windows and a stunning kitchen featuring a spacious islandâ€”perfect for family meals or entertaining guests. Check out the real brick feature wall in the living room! Upstairs, youâ€™ll find a cozy bonus room for movie nights or playtime, a spacious primary bedroom with a private ensuite, and two additional bedrooms for the kids. The WALKOUT basement is ready to be finished however your family needsâ€”think playroom, rec space, or a home office! Youâ€™ll love spending time outdoors on the new, large deck overlooking the yardâ€”ideal for BBQs, relaxing while the kids play, or hosting friends. With newer hardwood floors and CENTRAL AIR conditioning, comfort and style come standard. Don't miss this opportunity to grow your family in a welcoming, well-connected neighborhood. This home checks all the boxes! Please allow time for seller to remove dog for showings.

Built in 2010

## Essential Information

MLS® #

A2215416



Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	161 Sunset Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L9

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	City Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	15
Zoning	R-MX

**Listing Details**

Listing Office	CIR 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.