

# \$545,000 - 251 Sunrise View, Cochrane

MLS® #A2266647

**\$545,000**

3 Bedroom, 3.00 Bathroom, 1,649 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Three Bedrooms | Ensuite | Mountain Views |  
Attached Garage | Now available in the  
sought-after community of Sunset Ridge in  
Cochrane, AB

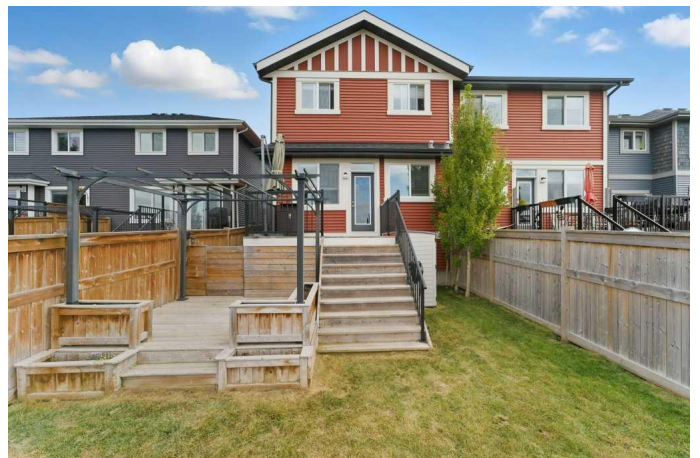
This Jayman built home has been lovingly maintained by its original owner and offers the perfect blend of comfort, style, and plenty of charm. Perched up in the perfect neighborhood of Sunset Ridge offers easy in and out access, playgrounds, shopping and short commutes to the Ghost Lake, Calgary, Canmore and much more.

Featuring 3 bedrooms, 2.5 bathrooms, Living rooms up and down, Well rounded master bedroom and Ensuite Undeveloped Basement with 9ft ceilings, this home is move-in ready and designed for easy laid back family living.

Enjoy your morning coffee on the private outdoor deck, With its fully fenced yard that's set up for entertaining and enjoying the Rockies from sun up to sun down. Spend your weekends or spare time immersing yourself in the Town of Cochrane's charm.

HIGHLIGHTS - 3 Bedrooms | 2.5  
Bathrooms | Mountain views | Private yard  
& spacious deck | Fully fenced | Original  
owner

Don't miss your chance to make Sunset Ridge home and book your private showing today.



Built in 2015

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2266647               |
| Price          | \$545,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,649                  |
| Acres          | 0.08                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 251 Sunrise View  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0Z6           |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full                                                                                                             |

**Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Balcony, Private Yard                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Street Lighting |
| Roof              | Asphalt                                            |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 11                 |
| Zoning         | R-MX               |
| HOA Fees       | 150                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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