

# \$509,900 - 399 Sunrise View, Cochrane

MLS® #A2226068

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,339 sqft  
Residential on 0.06 Acres

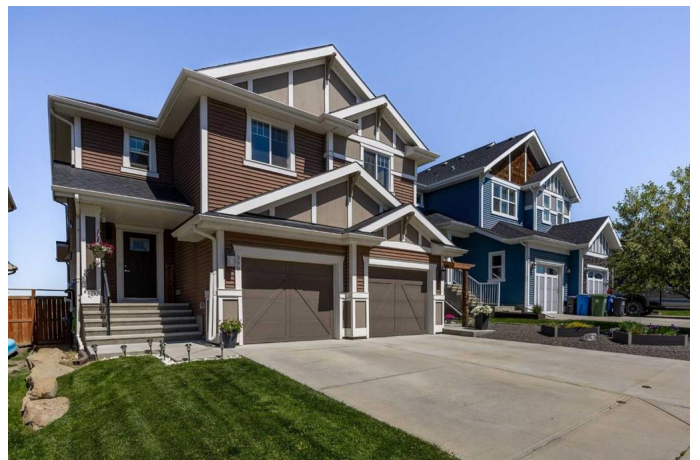
Sunset Ridge, Cochrane, Alberta

Fantastic opportunity in the sought after community of Sunset Ridge in beautiful Cochrane! This 3-bedroom, 2.5-bath duplex offers no back neighbours, gorgeous open views, and is ideally located near parks, playgrounds, walking paths, and schools perfect for families and outdoor enthusiasts alike. The bright and functional main floor features an open concept layout with stainless steel appliances, a kitchen island, and access to a deck and backyard. Upstairs you'll find three generously sized bedrooms, including a primary suite with a private ensuite. The tall single attached garage offers extra height for storage or larger vehicles, and the unfinished basement provides future development potential.

Enjoy the lifestyle that Cochrane offers—small-town charm with big-city conveniences, all just a short drive to Calgary and the breathtaking Rocky Mountains. Whether you're heading to the mountains for adventure or staying local for the community feel, this location offers the best of both worlds. All this at a great price point, making it an ideal choice for first time buyers, young families, or investors. Don't miss out on this incredible value!

Built in 2016

## Essential Information



MLS® #	A2226068
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	399 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0Z8

### Amenities

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

### Interior

Interior Features	Closet Organizers, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden
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Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	45
Zoning	R-MX
HOA Fees	150
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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