

# \$735,000 - 49 Sunset Manor, Cochrane

MLS® #A2241527

## \$735,000

3 Bedroom, 3.00 Bathroom, 2,148 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this charming two-storey home located in the desirable semi-estate community of Sunset Ridge! Situated on a quiet cul-de-sac with James Hardie board siding, this home offers peace and privacy, ideal for families, as traffic is minimal and limited to local residents. Just a short walk to scenic walking paths, a pond, playground, school, and essential amenities including a dentist, pharmacy, gas station, liquor store, and bakery, this location offers both comfort and convenience.

Inside, the open-concept main floor boasts a gourmet kitchen with a LARGE ISLAND and BREAKFAST BAR, a walk-in pantry, and generous counter space—perfect for everyday living and entertaining. Recently, the floors have been completely refinished with a beautiful light stain, and the main floor has been freshly painted.

The cozy living room features a GAS FIREPLACE with a tile surround and mantle, creating a warm, welcoming 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, 4-piece main bath, and a convenient LAUNDRY ROOM complete the upper level, offering a functional family-friendly layout.



The unfinished basement includes a BATHROOM ROUGH-IN, and a great layout, providing excellent potential for future development.

Step outside into your PRIVATE, TREED BACKYARD, complete with a HOT TUB, perfect for relaxing or entertaining. The OVERSIZED, INSULATED, and HEATED DOUBLE ATTACHED GARAGE offers plenty of space for vehicles, storage, or a workshop.

Don't miss this opportunity to own a beautiful home in one of Cochrane's most sought-after communities!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241527    |
| Price          | \$735,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,148       |
| 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, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop                                                             |
| 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      | Cement Fiber Board, Concrete, Stone, Wood Frame |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 25              |
| Zoning         | R-MX            |
| HOA Fees       | 153             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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