

# \$569,900 - 103 Sunrise Common, Cochrane

MLS® #A2247966

**\$569,900**

3 Bedroom, 4.00 Bathroom, 1,305 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Fully Developed Walkout + West-facing Backyard – uncommon among Cochrane’s semi-detached options – come on in and feel the afternoon light through the west windows as 9-ft ceilings lift the main floor and the great room gathers everyone by a clean electric fireplace; open sightlines, laminate underfoot, and an island kitchen with quartz counters, pantry, and a stainless-steel package keep daily life easy; weekday breakfasts at the island, Saturday barbecues on the rear deck with BBQ gas line – sunny, simple, social; upstairs, the primary suite is calm with a walk-in closet and private ensuite, upper-level laundry is a small daily luxury, and two additional bedrooms flex for guests, work, or hobbies; downstairs is the difference: a bright, finished walkout with wet bar and 3-pc bath – set it for movie night, a quiet gym corner, or weekend games – then step straight to the yard and catch the day’s last light; add the single attached garage for year-round convenience and the picture is complete: a bright, easy-to-live-in semi that lives larger where it counts; location matters too – Sunset Ridge places you close to parks, pathways, and everyday conveniences; RancheView (K-8) and St. Timothy High are nearby, and a future community centre and additional school are anticipated within walking distance (timelines not guaranteed); getting out and about is straightforward – 40-45 min to the mountains, 30 min to Calgary/Costco, and 45 min to the



airport – a composed home with the rare pairing of a finished walkout and west yard, ready for your everyday rhythm.

Built in 2021

**Essential Information**

MLS® #	A2247966
Price	\$569,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,305
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	103 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S2

**Amenities**

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

**Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Heating  
Cooling  
Fireplace  
# of Fireplaces  
Fireplaces  
Has Basement  
Basement

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 12th, 2025
Days on Market	11
Zoning	R1
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office                      MaxWell Canyon Creek

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