

\$535,000 - 13 Sunrise Way, Cochrane

MLS® #A2237229

\$535,000

3 Bedroom, 4.00 Bathroom, 1,575 sqft

Residential on 0.07 Acres

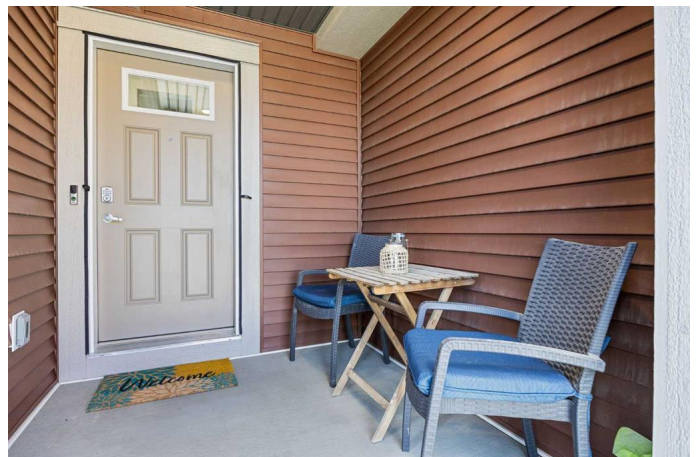
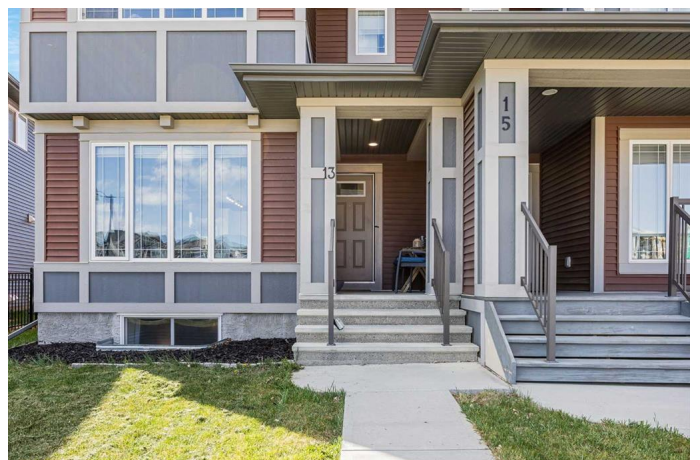
Sunset Ridge, Cochrane, Alberta

Welcome to this stunning, fully finished half duplex, complete with a double attached garage and your own private rooftop patio, nestled on one of the most charming streets in Sunset Ridge! As you approach, you're greeted by a spacious, covered porch. The main level is bright, expansive, and features pristine flooring, fresh paint, and one of the most beautiful kitchens available. The garage includes a side entrance leading to your fenced backyard, perfect for your pups to enjoy! On hot summer days, laundry is effortlessly managed on the upper floor thanks to central A/C. Upstairs, you'll discover three spacious bedrooms, two full bathrooms, and a bonus room that opens to your outdoor patio. This is the ideal home to make your own! Priced to sell, don't miss out! Schedule your showing today. ***OPEN HOUSE SATURDAY, July 5th 1-3 PM

Built in 2018

Essential Information

MLS® #	A2237229
Price	\$535,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,575
Acres	0.07



Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	13 Sunrise Way
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S4

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Barbecue
Lot Description	Back Lane, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	5

Zoning R-MX

Listing Details

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.