

# \$718,800 - 49 Sunset Manor, Cochrane

MLS® #A2241527

**\$718,800**

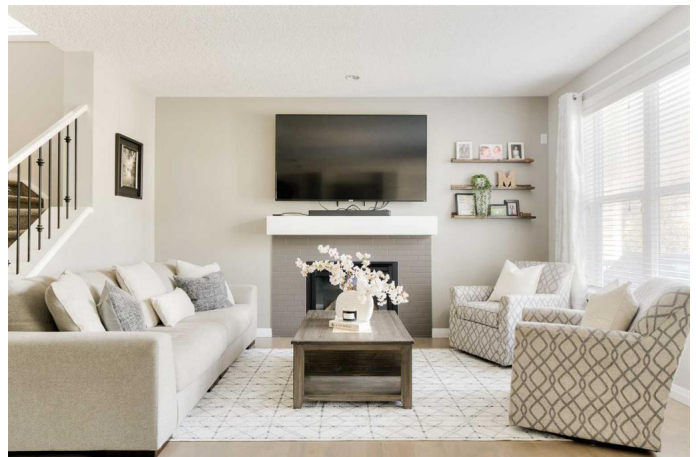
3 Bedroom, 3.00 Bathroom, 2,148 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this inviting two-storey home in the highly sought-after community of Sunset Ridge! Tucked away on a quiet loop, this property offers both tranquility and convenience—perfect for families looking for a place to truly call home. Imagine morning walks along the nearby pond and pathways, afternoons at the nearby playground, and the peace of mind that comes with having the neighborhood school within walking distance. Everyday essentials like a pharmacy, dentist, bakery, gas station, and more are also close at hand, making daily living seamless.

Inside, the main floor features a bright OPEN-CONCEPT design, complete with a gourmet kitchen boasting a LARGE ISLAND with a BREAKFAST BAR, a WALK-IN PANTRY, and abundant counter space—ideal for gatherings big and small. The main level has been recently updated with FRESHLY PAINTED WALLS and beautifully REFINISHED LIGHT-STAINED FLOORS, giving the space a modern, airy feel. The cozy living room with a GAS FIREPLACE creates the perfect spot to relax after a day of exploring the community.

Upstairs, the layout is designed with families in mind. A spacious primary bedroom offers a 5-piece ENSUITE and WALK-IN CLOSET, while two additional bedrooms, a 4-piece bathroom, a central BONUS ROOM, and a convenient LAUNDRY ROOM provide comfort



and functionality for busy households.

The UNFINISHED BASEMENT with a BATHROOM ROUGH-IN is ready for your vision, whether thatâ€™s a rec room, home gym, or extra bedrooms.

Step outside to your private, treed backyard, complete with a HOT TUB for year-round enjoyment. The INSULATED and HEATED double attached garage adds extra value with plenty of room for vehicles, storage, or hobbies.

This home combines small-town charm with modern convenience in one of Cochraneâ€™s most desirable communities. Sunset Ridge isnâ€™t just a neighborhoodâ€”itâ€™s a lifestyle. Donâ€™t miss your chance to make it yours!

Built in 2013

**Essential Information**

MLS® #	A2241527
Price	\$718,800
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, Insulated, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in, Double Vanity, Pantry
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
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	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	59
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

### **Listing Details**

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