

# \$499,900 - 399 Sunrise View, Cochrane

MLS® #A2245934

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to Sunset Ridge – one of Cochrane’s most sought-after communities! This 3-bedroom, 2.5-bath duplex is perfectly positioned with no back neighbours and designated green space behind, offering both privacy and a beautiful natural backdrop.

Step inside to a bright, open-concept main floor, featuring a functional kitchen with stainless steel appliances, a central island, and seamless access to the back deck and yard – perfect for summer BBQs and family gatherings.

Upstairs, you’ll find three spacious bedrooms, including a private primary suite with its own ensuite, ensuring comfort and privacy for everyone. The tall single attached garage offers extra height for storage or larger vehicles, and the unfinished basement is ready for your personal touch and future development.

Set in a prime location close to parks, playgrounds, walking paths, and schools, this home also offers quick road access to the highway for easy commutes and adventures. Plus, with a planned potential school and future community center site nearby, Sunset Ridge continues to grow as a vibrant, family-focused neighborhood.

Enjoy the small-town charm of Cochrane with easy access to Calgary and the breathtaking



Rocky Mountains – truly the best of both worlds.

All of this comes at an excellent price point, making it a fantastic opportunity for first-time buyers, growing families, or investors. Don’t miss your chance to make Sunset Ridge home!

Built in 2016

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245934               |
| Price          | \$499,900              |
| 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      | Playground, Park                           |
| Parking Spaces | 2                                          |
| Parking        | Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                          |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, 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                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 23               |
| Zoning         | R-MX             |
| HOA Fees       | 146              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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