

# \$500,000 - 57 Sunrise Way, Cochrane

MLS® #A2244321

**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,237 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

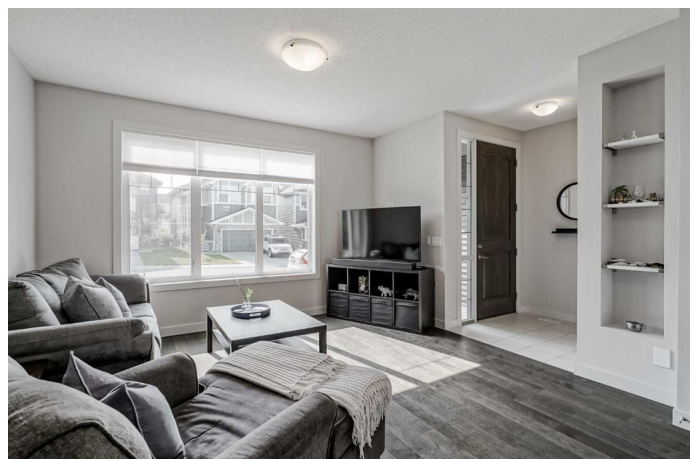
This beautifully designed 1,200 sq ft home offers modern comfort, smart design, and timeless style. With 9'™ ceilings on the main floor and large, bright windows, every room feels open and inviting. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home is thoughtfully laid out for functional family living. The primary suite includes a private ensuite and a generous walk-in closet for your convenience. The kitchen is both stylish and practical with sleek quartz countertops, ample cabinetry, and plenty of counter space—perfect for cooking and entertaining. Enjoy rich hardwood floors that flow through the great room, dining nook, and kitchen, and elegant wrought iron railings that add a custom touch. Upstairs, you'll find the convenience of a dedicated laundry area. Step outside to your oversized 18'™ x 20'™ rear deck—ideal for summer BBQs—and a concrete pad at the base of the porch. A gravel parking pad is also included for added functionality. Whether you're starting fresh or looking to downsize without compromise, The Melbourne offers the perfect blend of comfort and quality. Come see why this home could be your next perfect move!

Built in 2019

## Essential Information

MLS® #                   A2244321

Price                     \$500,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,237                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 57 Sunrise Way    |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2S3           |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Unfinished                                                          |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 30th, 2025  
Days on Market                2  
Zoning                              R-MX  
HOA Fees                         153  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    eXp Realty

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