

\$515,000 - 25 Sunrise Way, Cochrane

MLS® #A2262289

\$515,000

3 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom semi-detached home, built in 2020 by Excel Homes, located on Sunrise Way—a quiet, no-through street in one of Cochrane’s most desirable communities, Sunset Ridge.

With 1,370 square feet of well-planned living space, this home offers comfort, style, and a layout that’s perfect for both family life and entertaining. The heart of the home is a central kitchen, featuring a large island with seating, a generous family-sized pantry, and plenty of cabinet space and deep drawers—making hosting and daily life effortless. Bright, open living and dining areas are framed by large windows that fill the space with natural light.

Upstairs, you’ll find three spacious bedrooms, including a private primary suite and a full 4-piece bath. The unfinished basement offers high ceilings and is roughed-in for both a bathroom and laundry, allowing room to grow or add personal touches down the line.

Step outside and enjoy the fully landscaped backyard, complete with low-maintenance turf—ideal for relaxing or playing without the weekend chores. A full-sized detached double garage provides secure parking and additional storage.

Sunset Ridge is known for its scenic views,



friendly atmosphere, and wide range of amenities—including nearby walking paths, playgrounds, and a local elementary school just a short stroll away. With shops, caf  s, and services all within easy reach, this is a vibrant community designed for convenience and connection.

Don  t miss this opportunity to own a move-in ready home in a growing neighbourhood with timeless appeal. Book your private showing today!

Built in 2020

Essential Information

MLS�� #	A2262289
Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	25 Sunrise Way
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0C8

Amenities

Amenities	None
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Parking Spaces	2
Parking	Alley Access, Asphalt, Covered, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Perimeter Wall

Additional Information

Date Listed	October 3rd, 2025
Days on Market	23
Zoning	RC
HOA Fees	146
HOA Fees Freq.	ANN

Listing Details

Listing Office	Engel & Völkers Calgary
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