

# \$799,000 - 204 Sunrise Common, Cochrane

MLS® #A2260174

## \$799,000

3 Bedroom, 3.00 Bathroom, 2,145 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

204 Sunrise Common is a remarkable home and offers over 2,100 sq ft of beautifully designed living space. It features a heated garage with an extended area, complete with a workshop space, an 8Ft door, a sink with hot and cold water access, and a separate side entrance for convenient yard access. The lovely backyard backs to a future walking path and green space, featuring a fantastic deck with a pergola, a built-in bar table, a gas hookup for a BBQ, and a fire table, making it perfect for outdoor gatherings.

Inside, you'll be greeted by high ceilings, highlighted by a magnificent gas fireplace surrounded by floor-to-ceiling stone. A walkthrough pantry connects the garage to the kitchen, equipped with California closet organizers, ceiling height cabinets. Culinary enthusiasts will appreciate the six-burner gas range, built-in microwave, quartz countertops, and spacious island, all ideal for entertaining guests. James Hardie siding creates stunning curb appeal along with the landscaped yard. Upstairs, a convenient laundry area features a countertop, and a built-in drying rack, enhancing the home's functionality. The bonus room boasts vaulted ceilings, creating an airy atmosphere while also offering scenic mountain views. All the bathrooms have quartz countertops with under mount sinks. The 4 pc primary ensuite features a fully tiled oversized shower and a dual vanity.

The unfinished basement provides endless possibilities for customization to suit your



personal style.  
This exceptional home perfectly blends comfort, style, and practicality, and is located near Ranchview K-8 School, St. Tim's 8-12 High School, shopping, walking paths, and parks in the family-friendly neighborhood of Sunset. Donâ€™t miss this incredible opportunityâ€”schedule your showing today!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260174    |
| Price          | \$799,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,145       |
| Acres          | 0.10        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 204 Sunrise Common |
| Subdivision | Sunset Ridge       |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2R9            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Vinyl Windows, Walk-In Closet(s)                       |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Brick Facing, Gas                                                                                       |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full                                                                                                    |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Composite Siding, Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 45                   |
| Zoning         | R-LD                 |
| HOA Fees       | 146                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.