

# \$749,900 - 49 Sunset Manor, Cochrane

MLS® #A2224438

## \$749,900

3 Bedroom, 3.00 Bathroom, 2,147 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this charming two storey home in the sought after community of Sunset Ridge! Ideally located just a short walk from scenic walking paths and the community lake, this home offers both comfort and convenience.

The open concept main floor features a functional U-SHAPED KITCHEN with a LARGE ISLAND, a PANTRY, and ample counter space—perfect for family meals or entertaining. The cozy living room is anchored by a GAS FIREPLACE, creating a warm and inviting atmosphere.

Upstairs, you'll find three bedrooms, including a SPACIOUS PRIMARY BEDROOM with a 5-piece ENSUITE and WALK-IN CLOSET. A central bonus room, a 4-piece main bathroom, and a convenient laundry room complete the upper level, making it a perfect family layout.

The unfinished basement includes a bathroom ROUGH-IN, offering plenty of potential for future development.

Step outside to enjoy the private, TREED BACKYARD, complete with a HOT TUB and TRAMPOLINE—ideal for relaxing or playing outdoors. The OVERSIZED, HEATED, and INSULATED DOUBLE GARAGE with DUAL DOORS provides ample space for vehicles, storage, or a workshop.

Don't miss this opportunity to live in one of



Cochrane’s most desirable  
neighbourhoods!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224438    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,147       |
| 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, Heated Garage, Insulated |
| # of Garages   | 2                                                |

**Interior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings               |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Fireplace(s), Forced Air |
| 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      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 9              |
| Zoning         | R-MX           |
| HOA Fees       | 153            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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