

# \$849,900 - 196 Sunrise Common, Cochrane

MLS® #A2229047

**\$849,900**

6 Bedroom, 4.00 Bathroom, 2,001 sqft  
Residential on 0.09 Acres

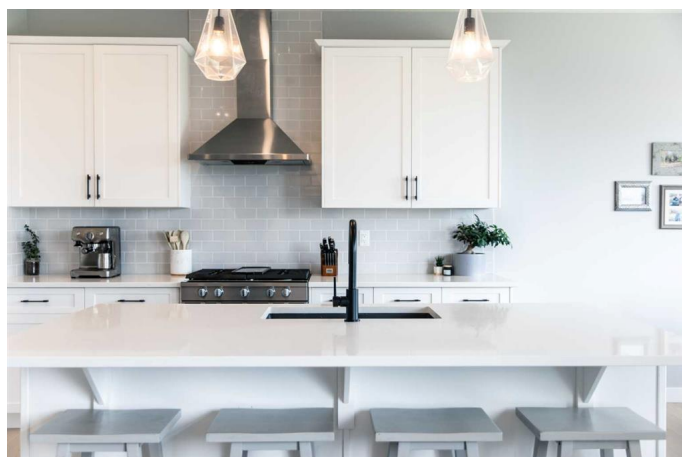
Sunset Ridge, Cochrane, Alberta

Set in the heart of the highly desirable, family-friendly neighbourhood of Sunset Ridge, this exceptional home blends comfort, function, and community charm—just steps from Cochrane's excellent schools, scenic trails, and amenities.

With 5 bedrooms plus a large main floor office (complete with a window and closet—it could legally be a 6th bedroom), this home offers flexibility for growing families, guests, or multi-generational living. The main floor features a light-filled kitchen with classic white shaker cabinets, white quartz countertops, and a large central island—perfect for entertaining, homework time, or casual snacks. You'll love the gas range, which is a smart appliance with Wi-Fi and remote start capability, bringing modern convenience right into your cooking routine. The open-concept layout also includes a cozy gas fireplace in the family room, and a spacious dining nook for gathering over meals.

Upstairs is your spa-like retreat. The primary bedroom boasts double walk-in closets, and the ensuite is a calming, private space to recharge. Enjoy the ease of upper-floor laundry and stretch out in the large bonus room, ideal for family movie nights or play space.

The separate side entrance leads to a fully finished basement with extra insulation in the



floors, walls, and ceiling”providing both warmth and soundproofing. The scratch-resistant flooring is ideal for kids and pets, and the layout offers future flexibility.

Throughout the home, you”ll find elevated touches like matching zebra blinds (with motorized blinds in the stairwell), a radon mitigation system, 75-gallon gas hot water tank, and Gemstone exterior lights for year-round ambiance.

Outside, the fully landscaped and fenced yard backs onto forever green space”a premium lot that offers peace, privacy, and uninterrupted views. There”s also a dog run and a gas line for your BBQ.

Other highlights include engineered hardwood on the main floor, luxury vinyl plank in the basement, and Alberta New Home Warranty still in place. With the yard and basement already finished, you get the feel of a brand-new home”without the wait.

If you”ve been dreaming of the perfect home in Sunset Ridge, this one checks all the boxes. The space you need, the features you want, and the lifestyle your family deserves.

Built in 2021

**Essential Information**

MLS® #	A2229047
Price	\$849,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.09
Year Built	2021

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	196 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R9

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Bookcases, Smart Home
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Views, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 8th, 2025  
Days on Market                31  
Zoning                              R-LD  
HOA Fees                         146  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    RE/MAX First

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