

# \$659,900 - 278 Sunrise View, Cochrane

MLS® #A2255427

**\$659,900**

3 Bedroom, 3.00 Bathroom, 2,145 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this well-appointed home, thoughtfully designed for both everyday comfort and upscale entertaining. Located in the beautiful community of Sunset, this property features modern finishes, spacious living areas, and a private EAST-FACING BACKYARD with a DECK and mature trees. The kitchen features a large QUARTZ ISLAND with ample counter space - perfect for entertaining or family meals, WALKTHROUGH PANTRY which connects to the mudroom, CERAMIC TILE flooring in the kitchen and high traffic areas. The main floor features HARDWOOD floors and includes a lovely OFFICE, spacious living area with a GAS FIREPLACE, and access to the HEATED GARAGE for year round comfort. The PRIMARY bedroom features a 5-piece ENSUITE with DOUBLE SINKS, laminate counters, SOAKER TUB and a WALK-IN CLOSET. Upstairs has the convenience of a spacious laundry room with a countertop and cupboards, two additional bedrooms and a BONUS ROOM with VAULTED CEILINGS to add an open, airy feel. Enjoy a morning coffee on the DECK in the EAST-FACING backyard which is FENCED and well treed for added privacy. The UNFINISHED basement has great potential with an already framed-in spot for a bedroom, a bathroom ROUGH-IN, and OVERSIZED hot water tank. This is a fantastic opportunity to own a move-in ready home with ample room to grow. Connect with us to schedule a viewing!



Built in 2015

## Essential Information

MLS® #	A2255427
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,145
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	278 Sunrise View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z6

## Amenities

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

## Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 17th, 2025
Days on Market	32
Zoning	R-LD
HOA Fees	150
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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