

# \$980,000 - 56 Sunrise Common, Cochrane

MLS® #A2200893

**\$980,000**

5 Bedroom, 4.00 Bathroom, 2,386 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Luxury, privacy, and breathtaking mountain views await in this stunning former Castellano Custom Homes show home, located in the desirable community of Sunset Ridge, Cochrane. Thoughtfully designed with high-end finishes throughout, this custom-built home offers both style and functionality. The main floor welcomes you with a spacious entryway, dual closets, a dedicated home office, and a custom-built boot room with ample storage. The modern kitchen is a chef's dream, featuring high-end stainless steel appliances, stylish pendant lighting, tiled backsplash, and a large walk-through pantry that connects conveniently to the boot room and garage entrance. The inviting living room, centered around the fireplace with a sleek tile surround and custom shelving, is the perfect place to unwind. Upstairs, a generous bonus room showcases breathtaking mountain views, while the upper-level laundry adds everyday convenience. The primary retreat is a true sanctuary, complete with a luxurious soaker tub, dual vanity, custom tiled shower, and a walk-in closet with built-in shelving. A hidden **BONUS ROOM** within the closet offers a private retreat with mountain views—ideal for a nursery, office, or yoga/meditation room. It's a must see! Three additional spacious bedrooms complete the upper level, providing plenty of room for the whole family. The newly developed walkout basement expands the living space with a large family room, access to the beautifully landscaped backyard, and a



spacious guest bedroom with a private 5-piece ensuite. Stay cool during the summer with central air conditioning, and enjoy the convenience of the attached double garage. With no direct neighbours behind and backing onto scenic walking paths that lead to parks and playgrounds, this exceptional home offers the perfect blend of luxury, privacy, and community living. Sunset Ridge also features kms of walking paths, multiple playgrounds, K-8 at Ranchview School and St. Timothy high school. There are many amenities located in Sunset Ridge, from a convenience store, gas bar, restaurant, co-op wine and liquor store, dentist, veterinary clinic etc. The list goes on!

Built in 2020

### **Essential Information**

MLS® #	A2200893
Price	\$980,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,386
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	56 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S2

## Amenities

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

## Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	21
Zoning	R-LD
HOA Fees	140
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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