\$839,900 - 206 Sunrise Common, Cochrane

MLS® #A2219186

\$839,900

4 Bedroom, 4.00 Bathroom, 2,243 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 206 Sunrise Common, a stunning property built in 2021 offering over 2,800 sq ft of fully developed luxurious living space. This home boasts a heated garage, and a beautifully tiered backyard with a retaining wall, backing onto a future walking path and green space for added privacy and enjoyment. Step inside to discover high ceilings and triple-pane windows on the main floor, complete with elegant 8 ft doors, including a sliding door that opens to the backyard. The fully finished basement, with a separate entrance, features a wet bar, a four-piece bath, a bedroom, a family room, ample storage, and a room currently set up as a gym space.

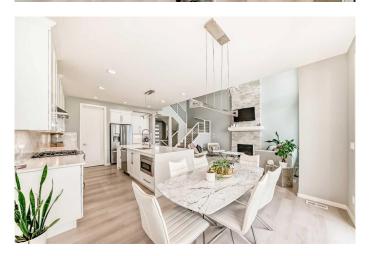
Upstairs, you'II find the convenience of a laundry area, and the master suite is a true retreat with its vaulted ceiling and mountain views. The bonus room also features a vaulted ceiling, adding to the spacious feel of the home.

Built by Avi, this home comes with extra stone detailing on the front for enhanced curb appeal. The main floor includes an office/flex space and a walkthrough pantry that connects the garage to the kitchen. Culinary enthusiasts will appreciate the gas range, built-in microwave in the island, quartz countertops, and the large island, all perfect for entertaining.

Enjoy cozy evenings by the gas fireplace, which features a stunning floor-to-ceiling stone finish. Don't miss this exceptional







opportunity to own a home that perfectly blends comfort, style, and functionality. Located close to the Ranchview K-8 school, St. Tims 8-12 high school, shopping, walking paths, parks. Sunset is a family friendly neighborhood. Book your showing today!

Built in 2021

Essential Information

MLS® # A2219186 Price \$839,900

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 2,243
Acres 0.10
Year Built 2021

Type Residential

Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 206 Sunrise Common

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2R9

Amenities

Amenities None

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Heated Garage

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz

Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Vaulted

Ceiling(s), Wet Bar

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Gas Cooktop

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 14th, 2025

Days on Market 67

Zoning R-LD

HOA Fees 146

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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