

\$849,995 - 7 Sunset Park, Cochrane

MLS® #A2251495

\$849,995

4 Bedroom, 4.00 Bathroom, 2,641 sqft

Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your new home in the highly sought-after community of Sunset Ridge, where mountain views, family-friendly living, and modern convenience meet!

This beautifully maintained home offers over 2,600 sq. ft. of living space, perfectly positioned with a park and playground in front and no neighbours behind, just endless views of the Rockies from all three levels.

Step inside to a large entrance with soaring ceilings that sets the tone for the home's bright, open-concept design. The main floor features a spacious kitchen with granite countertops and large island, a generous dining area, and a welcoming living room with a fireplace and wall-to-wall windows that frame the mountains. A versatile flex room can serve as an office, playroom, or rec space, while laundry is conveniently located on the main level.

Upstairs, you'll find three generous bedrooms, including a primary retreat with in-floor heating in the ensuite. A large bonus room and an additional smaller nook create the perfect spots for a second office, study corner, or cozy reading space. The fully developed walkout basement feels like its own bright bungalow and features a LEGAL suite, ideal for multi-generational living or as a mortgage helper.



Outdoor living is just as impressive with a massive deck and BBQ gas line, perfect for entertaining while soaking up the sun and those breathtaking mountain views. Comfort is year-round with two air conditioners keeping the home cool on warm days.

Living in Sunset Ridge means more than just a home, itâ€™s a lifestyle. This vibrant community offers schools, parks, a six-acre freshwater pond with pathways, and playgrounds all within minutes. Everyday conveniences are close by at The Trading Post, with a bakery, restaurant, dental and health care, vet clinic, and gas station right inwalking distance.

Whether youâ€™re enjoying the outdoors, connecting with neighbours, or simply unwinding with panoramic views, youâ€™ll truly LOVE WHERE YOU LIVE in Sunset Ridge.

Built in 2010

Essential Information

MLS® #	A2251495
Price	\$849,995
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,641
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7 Sunset Park
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s), French Door, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	13
Zoning	R-LD

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.