

# \$815,000 - 84 Sunset Manor, Cochrane

MLS® #A2226436

**\$815,000**

4 Bedroom, 3.00 Bathroom, 2,566 sqft

Residential on 0.11 Acres

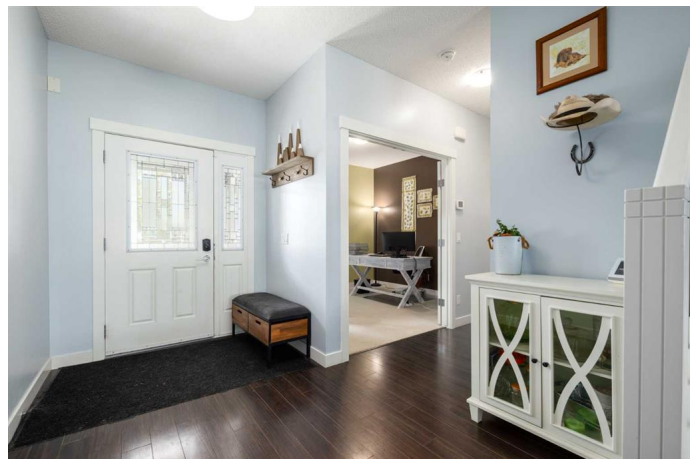
Sunset Ridge, Cochrane, Alberta

Experience the perfect blend of space, style, and location at 84 Sunset Manor. Set in one of Sunset Ridge's quietest enclaves, this Landmark-built home delivers over 2500 square feet of well-planned living space, ideal for today's modern family.

Step inside to discover an open-concept main floor that blends comfort and elegance. The upgraded kitchen features soft-close cabinetry, a walk-in pantry, and premium appliances – ideal for everything from busy weekday mornings to entertaining friends. Hardwood floors flow throughout the main level, which also includes a dedicated home office – perfect for remote work or study – and a cozy living room with a gas fireplace as its focal point. Central air conditioning keeps the home comfortable year-round.

Upstairs offers four generously sized bedrooms and a versatile family room, providing plenty of space for relaxation or play. The standout feature is the primary suite, privately set apart from the other bedrooms and complete with a spa-like ensuite – a luxurious retreat to start and end each day. A convenient upstairs laundry room with built-in linen closet adds to the thoughtful layout.

The full unfinished walk-out basement offers endless possibilities – whether you envision an additional bedroom, bathroom, a home gym, or a family recreation space, there's



room to create it all. An oversized double attached garage completes the package. With scenic walking trails right outside your backyard and a local school just a short stroll away, this home is ideally located for families, providing a place where you can grow and thrive. Donâ€™t miss your chance to make this exceptional property your new home. Book your private tour today!

Built in 2014

**Essential Information**

MLS® #	A2226436
Price	\$815,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,566
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	84 Sunset Manor
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N3

**Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Full, Unfinished, Walk-Out

## Exterior

Exterior Features Balcony, BBQ gas line, Garden

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 1st, 2025

Days on Market 11

Zoning R-MX

HOA Fees 147

HOA Fees Freq. ANN

## Listing Details

Listing Office Royal LePage Benchmark

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