



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**103 Sunrise Common
Cochrane, Alberta**

MLS # A2247966



\$520,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,305 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

BACK ON MARKET AND AVAILABLE FOR A QUICK POSSESSION. Fully Developed Walkout + West-facing Backyard — uncommon among Cochrane's semi-detached options — come on in and feel the afternoon light through the west windows as 9-ft ceilings lift the main floor and the great room gathers everyone by a clean electric fireplace; open sightlines, laminate underfoot, and an island kitchen with quartz counters, pantry, and a stainless-steel package keep daily life easy; weekday breakfasts at the island, Saturday barbecues on the rear deck with BBQ gas line — sunny, simple, social; upstairs, the primary suite is calm with a walk-in closet and private ensuite, upper-level laundry is a small daily luxury, and two additional bedrooms flex for guests, work, or hobbies; downstairs is the difference: a bright, finished walkout with wet bar and 3-pc bath — set it for movie night, a quiet gym corner, or weekend games — then step straight to the yard and catch the day's last light; add the single attached garage for year-round convenience and the picture is complete: a bright, easy-to-live-in semi that lives larger where it counts; location matters too — Sunset Ridge places you close to parks, pathways, and everyday conveniences; RancheView (K—8) and St. Timothy High are nearby, and a future community centre and additional school are anticipated within walking distance (timelines not guaranteed); getting out and about is straightforward — ˜40—45 min to the mountains, ˜30 min to Calgary/Costco, and ˜45 min to the airport — a composed home with the rare pairing of a finished walkout and west yard, ready for your everyday rhythm... (Fellow Real Estate Agents: Please see private remark.)

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