

**103 Sunrise Common
Cochrane, Alberta**

MLS # A2247966



\$569,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,305 sq.ft.	Age:	2021 (4 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:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

A Rare Value In Today's Market... Come on in. Afternoon light pours through the west windows; nine-foot ceilings lift the space, and the great room gathers everyone by a cozy electric fireplace. The main floor flows the way daily life wants to flow: open sightlines, laminate flooring underfoot, and an island kitchen that quietly does the heavy lifting—quartz counters, pantry, and a stainless-steel appliance package. From weekday breakfasts to Saturday barbecues on the rear deck, it's easy, sunny, and social! Upstairs, the primary suite is a calm retreat with a walk-in closet and private ensuite; just down the hall, laundry on the upper level (a small luxury you'll appreciate daily) and two additional bedrooms that flex for guests or work! The finished west-facing walkout is where the fun happens: a bright family/rec room with a wet bar and a 3-pc bath—perfect for movie nights, a quiet gym corner, or weekend games. Step straight out to the backyard and catch the day's last light. The good sized deck comes with a BBQ gas line for your convenience. Set in friendly Sunset Ridge, you're close to parks, pathways, and everyday conveniences! RancheView (K–8) and St. Timothy High are nearby, and a future community centre plus an additional school are anticipated within walking distance (timelines not guaranteed). Weekend escapes? The mountains are approx. 40–45 min away; ~30 min to Calgary/Costco and ~45 min to the airport! Add the single attached garage and finished lower level for practical peace of mind—and the picture becomes clear: This beauty is a bright, easy-to-live-in home that makes ordinary days feel a little better and weekends feel like a treat.