

# \$554,900 - 333 Sunset Common, Cochrane

MLS® #A2245363

**\$554,900**

3 Bedroom, 3.00 Bathroom, 1,386 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained home in the sought-after community of Sunset Ridge – perfectly positioned to capture breathtaking mountain views and truly move-in ready. From the moment you arrive, the charming front garden and inviting curb appeal set the tone.

Step inside to warm hardwood floors that flow throughout the main level, creating a bright, open-concept space that’s both stylish and functional. The spacious great room flows into a well-appointed kitchen with a breakfast nook, all finished in neutral, welcoming tones. The kitchen offers plenty of counter and cupboard space, a large island, corner pantry, and appliances replaced in 2023.

Sliding doors lead to a newly completed raised vinyl deck with two gas lines – one for a fire pit and one for a BBQ or infrared heating – as well as composite privacy walls finished on both sides. This is the perfect spot to relax while soaking in the panoramic mountain views.

Upstairs, you’ll find three comfortable bedrooms, including a primary suite with a walk-in closet and four-piece ensuite. A full main bath and roomy upper foyer complete this level. A convenient two-piece bath is located on the landing to the walkout lower level.

The unfinished lower level offers endless possibilities, with a rough-in for a fourth bathroom, dedicated laundry space, and abundant storage. From here, step out to a



covered deck featuring three gas lines for a fire pit, BBQ, and heater and into a backyard oasis designed for beauty and low maintenance. Professional xeriscaping, perennial plantings, a tranquil pond, and multiple seating areas make it ideal for entertaining or quiet evenings under the stars. Additional recent updates include a hot water tank installed in 2023. This home blends small-town charm with quick access to Calgary. Whether you're hosting friends, tending your garden, or simply enjoying the mountain backdrop, this property delivers on every level. Lower deck has recently been refinished.

Built in 2010

### Essential Information

MLS® #	A2245363
Price	\$554,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	333 Sunset Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0L8

## Amenities

Parking Spaces	3
Parking	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached, Insulated
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Water Softener
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, No Neighbours Behind, Private, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Days on Market	15
Zoning	R-MX

## Listing Details

Listing Office	Royal LePage Benchmark
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