

\$779,900 - 36 Sunrise Crescent, Cochrane

MLS® #A2259386

\$779,900

4 Bedroom, 4.00 Bathroom, 2,197 sqft

Residential on 0.17 Acres

Sunset Ridge, Cochrane, Alberta

This beautifully upgraded two-storey with a fully developed basement offers over 3,000 sq ft of living space and an exceptional lifestyle. Perfectly situated on a spacious PIE lot backing onto an alleyway, the property stands out with refreshed landscaping, raised garden beds framed in black iron, flourishing perennials, and a treated wood 2-tier deck overlooking the yard. With plenty of space for summer BBQs, gardening, or even the potential for RV parking, the backyard is built for entertaining and family fun. Step inside and you are welcomed by a bright and inviting layout with 9 foot ceilings, hardwood and tile floors, upgraded lighting, and thoughtful finishes throughout. The show-stopping great room boasts 18-foot ceilings, large windows that flood the room with natural light and a dramatic gas fireplace surrounded by a wall of floor-to-ceiling stone. The chef's kitchen offers sleek cabinetry, upgraded appliances, a large central island, modern fixtures, and a walkthrough pantry conveniently connected to the mudroom and laundry. The open flow into the dining area makes this level ideal for both casual family meals and formal entertaining. A private office/den provides the perfect spot for working from home, and a stylish two-piece bath completes the main floor. Upstairs, you'll find three spacious bedrooms including a primary suite with mountain views, a large walk-in closet, and a spa-inspired 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. A bonus room with



vaulted ceilings offers the perfect gathering place for family movie nights, a playroom, or simply a quiet retreat. A full 4-piece bathroom completes the upper level. The fully developed basement extends your living space with endless possibilities, whether itâ€™s a home gym, recreation area, or media room. A full bathroom and plenty of storage add to the functionality. Additional highlights include LVP flooring on all 3 levels, gas stove hookup, custom blinds, a heated garage, upgraded interior and exterior lighting, 75-gallon hot water tank and a beautifully maintained exterior with stained fence and deck. This move-in ready home combines style, comfort, and practicality in a highly sought-after community. A perfect fit for families looking to enjoy both space and modern upgrades.

Built in 2015

Essential Information

MLS® #	A2259386
Price	\$779,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,197
Acres	0.17
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Sunrise Crescent
Subdivision	Sunset Ridge
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z9

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, Pie Shaped Lot, Private, See Remarks, Sloped Down, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	40
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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.