

\$779,900 - 107 Sunset Way, Cochrane

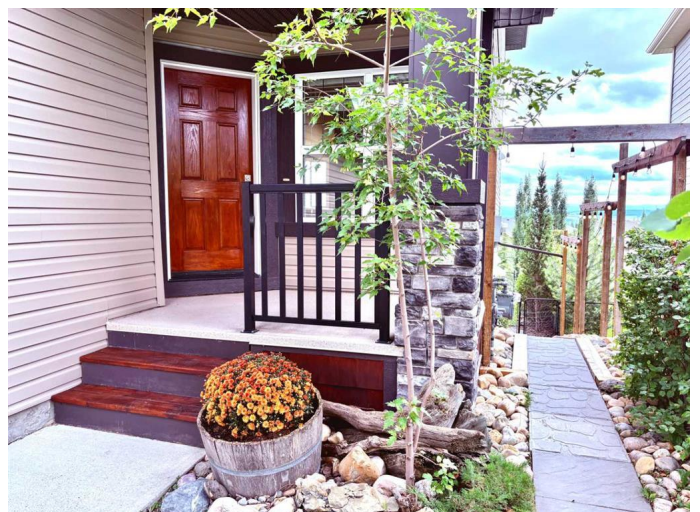
MLS® #A2248882

\$779,900

5 Bedroom, 4.00 Bathroom, 2,102 sqft
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this exceptional 2-storey home located in the picturesque and family-friendly community of Sunset Ridge in Cochrane, Alberta. Backing directly onto a scenic bike path with unobstructed South West facing views of the Rocky Mountains, this 6 bedroom home offers the perfect combination of space, style, income potential, and breathtaking natural beauty. With close to 3,000 sq ft of developed living space, this home is designed for growing families or multigenerational living. Upon entering, hardwood floors extend across the entire main floor and your eyes lift as the front entrance ceiling vaults to the second floor that flows from the front flex room, into the large living room with a cozy fireplace and space for additional storage or a huge TV. The open-concept main floor is filled with natural light, thanks to large windows and a sun-drenched South West facing backyard. The spacious living area flows effortlessly into a modern kitchen with stainless steel appliances, silagranite sink, granite countertops, a large island, a corner walk in pantry and stylish finishes – ideal for entertaining or everyday living. Enjoy massive mountain views sitting at your dining room table and direct access to the oversized deck. The upper level features four generously sized bedrooms, including a stunning primary suite with mountain views, a spacious walk-in closet, and a luxurious ensuite. A central bonus room offers the perfect retreat for family movie nights, a kids' play area, or a quiet study



zone - all on the same level for ultimate convenience. The walk-out basement is a true standout feature, offering a rare modern 2-bedroom legal suite (fully permitted) with a private entrance, full kitchen, in-suite laundry, and large windows that make the space bright and welcoming. Whether you're looking for rental income, space for extended family, or a private guest retreat, this suite adds incredible flexibility and value. Step outside and enjoy the beautifully landscaped yard that opens directly onto the community's pathway system - perfect for walking, biking, or simply soaking in the panoramic mountain views. Sunset Ridge offers top-rated schools, parks, shops, and quick access to Calgary, all set in a peaceful and elevated setting above the Bow River Valley. This is more than just a home - it's a lifestyle. With room for everyone, revenue potential, and one of the most impressive views in Cochrane, this Sunset Ridge gem is a rare find.

Built in 2008

Essential Information

MLS® #	A2248882
Price	\$779,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,102
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	107 Sunset Way
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0G2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.