

# \$759,000 - 84 Sunset Manor, Cochrane

MLS® #A2247739

**\$759,000**

4 Bedroom, 3.00 Bathroom, 2,566 sqft

Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

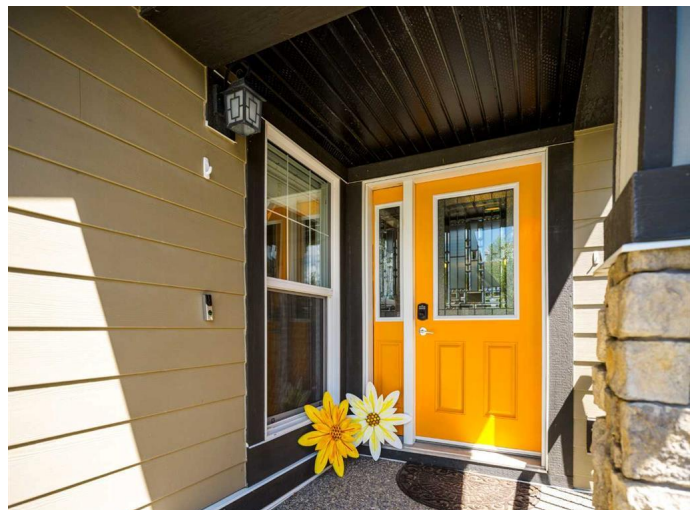
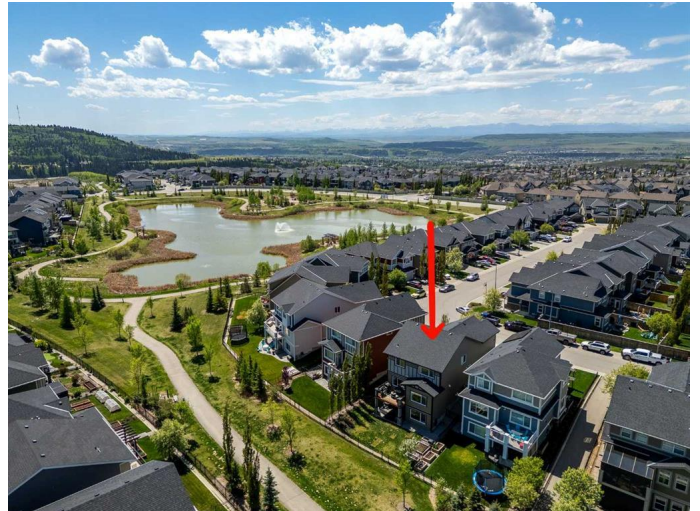
Incredible Value in this large home. Space for the whole family, trails at your doorstep, and a garage big enough for all your toys – welcome to 84 Sunset Manor.

Set in a quiet pocket of Sunset Ridge, this Landmark-built home gives you over 2,500 sq. ft., a smart floor plan, and little touches that make daily life easier. The main floor is bright and open with hardwood throughout, a kitchen that blends style and practicality (soft-close cabinets, walk-in pantry, premium appliances including gas stove), with easy access to the comfortable deck inviting you to either relax or grill. There's a dedicated office space just off the entrance and the oversized double attached garage means you can store vehicles, gear, and still have room for hobbies.

The living room's gas fireplace is the natural gathering spot on winter nights, while central A/C keeps you comfortable through the summer.

Upstairs, discover four bedrooms and a spacious family room. The primary suite is your personal sanctuary with a spa-inspired ensuite, set apart for privacy. It has a massive freestanding soaker tub, dual vanities and a large walk-in closet. Your children or guests will have their own wing which includes 3 bedrooms, a full bath and an upstairs laundry room complete with linen storage.

Downstairs, the walk-out basement is a blank canvas for your vision: gym, games room, or in-laws living area. Step outside and you're right on the community's scenic



trail system, with a short distance to Sunset Pond and RancheView School.  
Lots of value and square footage in this home.  
Book your showing today!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247739    |
| Price          | \$759,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,566       |
| Acres          | 0.11        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 84 Sunset Manor   |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0N3           |

**Amenities**

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

**Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------|
|                 | Water, Walk-In Closet(s)                                                                                               |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer |
| Heating         | Forced Air, Natural Gas                                                                                                |
| Cooling         | Central Air                                                                                                            |
| Fireplace       | Yes                                                                                                                    |
| # of Fireplaces | 1                                                                                                                      |
| Fireplaces      | Gas, Living Room, Mantle                                                                                               |
| Has Basement    | Yes                                                                                                                    |
| Basement        | Full, Unfinished, Walk-Out                                                                                             |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Composite Siding, Stone, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 57                |
| Zoning         | R-MX              |
| HOA Fees       | 147               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.