

\$749,900 - 3 Sunset Court, Cochrane

MLS® #A2242308

\$749,900

4 Bedroom, 4.00 Bathroom, 1,839 sqft
Residential on 0.10 Acres

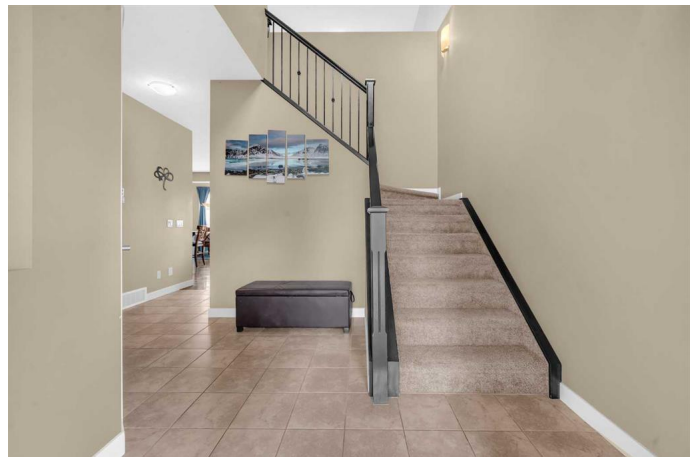
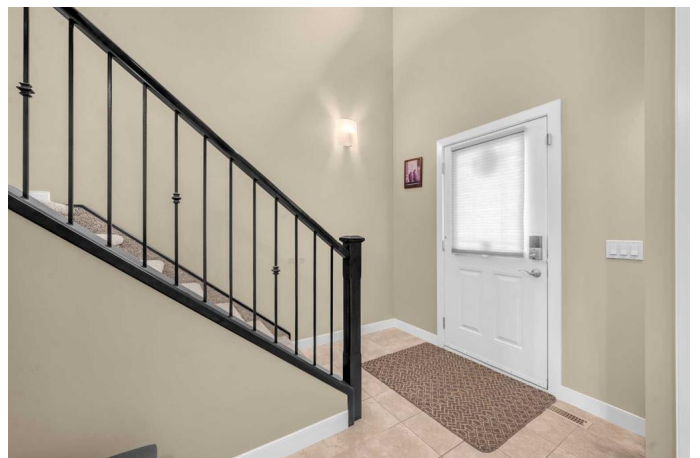
Sunset Ridge, Cochrane, Alberta

WALKOUT BASEMENT | 4 BEDROOMS | 3.5
BATHROOMS | 1 BEDROOM ILLEGAL
SUITE | Spectacular Janssen-Built Walk-Out
Home with Panoramic Mountain Views in
Sunset Ridge!

Discover this beautifully designed and impeccably maintained walk-out home, built by Janssen Homes and ideally situated in the scenic community of Sunset Ridge. Perfectly positioned to capture breathtaking, unobstructed views of the Rocky Mountains, this home offers over 2,500 sq ft of finished living space and a layout that's both functional and stylish—ideal for growing families or multi-generational living.

From the moment you step inside, you'll be welcomed by rich espresso-stained solid wood cabinetry, warm hardwood flooring, and elegant granite countertops that create a warm and inviting atmosphere. The kitchen is a true centerpiece, featuring a large central island, a spacious walk-in pantry with custom solid shelving, and stainless steel appliances—making meal prep and entertaining both easy and enjoyable. Just off the kitchen, the laundry/mudroom offers built-in storage and provides direct access to the fully insulated double attached garage, offering everyday convenience.

The open-concept dining area is flooded with natural light thanks to large windows and



sliding glass patio doors that lead to an expansive deck—perfect for morning coffee, evening barbecues, or simply enjoying the sweeping mountain views. The adjacent living room is cozy and functional, with a gas fireplace and built-in TV niche designed to keep cords hidden for a clean, modern look.

Upstairs, the home offers a thoughtfully designed bonus room ideal for a media space, home office, or playroom. The spacious primary bedroom is a private retreat, featuring dual closets and a spa-inspired 4-piece en-suite with granite countertops, a jetted tub, and a separate shower. Two additional bedrooms—one with a walk-in closet—along with a second full bathroom complete the upper level, offering plenty of room for the whole family.

The fully finished walk-out basement adds even more versatility with 9-foot ceilings, durable vinyl plank flooring, and a self-contained illegal suite. Perfect for extended family, guests, or potential rental income, the illegal suite includes one bedroom, a stylishly upgraded kitchen and bathroom, its own laundry, and a separate storage room—offering privacy and functionality without compromise.

This exceptional home is located just steps from parks, pathways, schools, and all the amenities that make Sunset Ridge one of Cochrane's most desirable neighborhoods. Whether you're relaxing on the deck, cozying up by the fireplace, or enjoying the extra living space downstairs, you'll appreciate the quality craftsmanship, thoughtful layout, and truly spectacular views this home offers.

Don't miss your opportunity to make this incredible property your forever

homeâ€”schedule your private viewing today!

Built in 2010

Essential Information

MLS® #	A2242308
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,839
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3 Sunset Court
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0G3

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	12
Zoning	R-LD

Listing Details

Listing Office	Real Broker
----------------	-------------

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.