



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**128 Sunrise Heath  
Cochrane, Alberta**

**MLS # A2294604**



**\$949,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,440 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Sloped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s)

**Inclusions:** N/A

This spectacular walkout showhome by Castellano Custom Homes in the sought after Sunset Ridge community of Cochrane offers the perfect blend of modern luxury and family friendly living. Backing directly onto a peaceful green space with a playground just steps away, this never lived in beauty creates an ideal backyard setting for outdoor relaxation, playtime, and everyday enjoyment. All while providing quick access to walking paths, parks, schools, shopping, dining, and seamless commutes to Calgary and the Rockies. Step inside this stunning two storey walkout home, and be greeted by an inviting foyer featuring elegant built in shelving, neutral tones, and luxury vinyl plank flooring that flows seamlessly throughout. The open concept main floor is designed for effortless entertaining and family life, highlighted by a gourmet kitchen with a massive island boasting waterfall edge quartz countertops, premium custom cabinetry, high end KitchenAid appliances (including gas range and spacious fridge), a deep farmhouse sink, and stylish arched transitions that frame the adjacent dining and living areas. The living space impresses with soaring ceilings, a custom fireplace with dramatic surround and mantel, chic modern chandelier, and large sliding doors opening to the backyard green space. Perfect for seamless indoor outdoor enjoyment and family gatherings. A versatile den/flex room, and practical mudroom add everyday convenience. Upstairs, retreat to a generous primary suite complete with a luxurious 5-piece ensuite (featuring a freestanding soaker tub, frameless glass shower, dual vanity, and herringbone tile accents), plus an expansive walk-in closet with fully customized white cabinetry, shelving, drawers, and organizers. Which cleverly opens to your own private hidden room tucked behind the shelves looking out onto a beautiful green space. The spacious bonus/family

room is a real stunner with vaulted ceilings, tons of light flooding in from the windows and skylights, and a striking geometric board and batten accent wall ideal for media nights, or relaxation. In addition there are 2 additional large sized bedrooms and a laundry room conveniently located upstairs for ultimate family ease. This showhome at 128 Sunrise Heath is more than a display it's inspiration for your dream home. Visit today to tour this exceptional Castellano Custom build, speak with the team about customizing your own residence in Sunset Ridge (including walkout options), and discover why families choose Castellano for quality, personalization, and lifelong value.