



**149 Sunrise Common
Cochrane, Alberta**

MLS # A2298504



\$639,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,906 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Landscaped, Lawn, Private, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Cabinets in the Garage, Hot Tub (as-is), Trampoline, Bunk Bed (If desired).

Perched on a beautifully landscaped corner lot with breathtaking mountain views, this exceptional family home offers over 2,600 square feet of thoughtfully developed living space and an incredible blend of comfort, style, and functionality. From the moment you step inside, you'll be welcomed by the spacious front foyer and the home's bright, open-concept design. Large windows flood the main floor with natural light while showcasing stunning mountain vistas that can be enjoyed from both the main and upper levels. At the heart of the home is the beautifully upgraded kitchen, designed to impress even the most discerning home chef. Featuring quartz countertops, a large central island, stainless steel appliances, a gas range, and a sleek ceiling-height hood fan, this space seamlessly combines elegance and practicality. The adjacent dining area and inviting living room create the perfect setting for everything from family dinners to entertaining guests. Upstairs, retreat to your spacious primary suite, a true sanctuary complete with a spa-inspired ensuite featuring a luxurious soaker tub, separate glass shower, and quartz-topped vanity. Three additional bedrooms provide plenty of room for family and guests, while one room offers exceptional flexibility, having originally been designed as a bonus room and easily converted back to create additional living and entertainment space. The convenient upper-level laundry room adds everyday practicality to this well-designed floor plan. The fully finished lower level offers even more space to relax and unwind, featuring a large family room ideal for movie nights, a children's play area, home gym, or games room. A two-piece bathroom and dedicated storage room complete the lower level. For added peace of mind, a radon mitigation system has been professionally installed in 2022. Step outside and discover your own private outdoor oasis.

Thoughtfully landscaped and fully fenced, this exceptional outdoor space offers tiered decking for entertaining, a designated fire pit area for relaxing evenings, and a fenced dog run to ensure every member of the family is well accommodated. Host summer barbecues on the expansive deck with a built-in gas line, take in the spectacular mountain views, or relax in the hot tub while enjoying peaceful evenings under Alberta's star-filled skies. Completing this outstanding property is a spacious double attached garage and a location that offers the perfect balance of privacy, curb appeal, and incredible views. Rarely do you find a home with mountain views, a premium corner lot, spacious living, and thoughtful upgrades all in one. Set in the family-friendly community of Sunset Ridge, with schools, amenities, and scenic pathways nearby, this home truly has it all. Schedule your showing today!