



**8 Sunrise Common
Cochrane, Alberta**

MLS # A2306178



\$849,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,331 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Open Lot, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: NA

Welcome to this stunning former showhome in the sought-after community of Sunset Ridge, where elevated design meets everyday family living, all set against the breathtaking backdrop of the Rocky Mountains. This beautifully appointed two-storey home makes a lasting first impression with its open-to-below foyer and sleek ceramic tile entry, leading into a bright, open-concept main floor. Contemporary finishes and a stylish lighting package highlight the showpiece kitchen, complete with a massive granite island, full-height cabinetry, and a premium stainless steel appliance package including an electric cooktop, built-in oven, and microwave. A convenient walk-through pantry connects directly to the finished double attached garage, making busy days that much easier. The main floor continues with rich hardwood flooring, a private den with French doors, and a welcoming living room anchored by a cozy gas fireplace. The dining area opens onto a balcony overlooking the sunny south-facing backyard with glimpses of the Rockies, perfect for morning coffee or evening unwinding. An elegant open riser staircase with wrought iron and wood railings leads to the upper level, where a spacious sunken bonus room is filled with natural light. Two additional bedrooms, a 4-piece bathroom, and a well-placed laundry room complete the level, while the primary suite offers a peaceful retreat with south exposure, Rocky Mountain views, a large walk-in closet, and a luxurious 5-piece ensuite with dual vanities, glass shower, and soaker tub. The fully developed walkout lower level expands your living space with a large recreation area, fourth bedroom, 3-piece bathroom, and access to the bright backyard with a poured concrete patio, ideal for entertaining or relaxing. Beyond the home, Sunset Ridge offers an unbeatable lifestyle. With over 5 km of scenic pathways,

parks, playgrounds, and a beautiful freshwater pond, it's easy to get outside and stay active. Families will appreciate having both RancheView School and St. Timothy Jr./Sr. High School right in the community, along with quick access to the Spray Lake Sawmills Family Sports Centre. Just minutes from historic downtown Cochrane and only a short drive to Calgary, you'll enjoy the perfect balance of small-town charm and modern convenience, plus weekend escapes to Banff National Park or Kananaskis Country are always within reach. This is more than a home... it's a lifestyle.