



**80 Sunrise Heath
Cochrane, Alberta**

MLS # A2308398



\$875,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,998 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: All Lighting Fixtures Attached, All Window Coverings, Steam Shower

— OPEN HOUSE, SATURDAY JUNE 13TH, 12PM-3PM — BACKING ONTO TREES | SOUTH FACING YARD | WALKOUT | BUILT IN 2024 Experience the perfect blend of modern design and everyday comfort in this beautifully appointed 2,000+ SQ.FT. home in Cochrane's sought-after Sunset Ridge. Backing onto a WELL-TREED GREENSPACE with a SUNNY SOUTH-FACING BACKYARD, this home offers privacy, natural beauty, and room to grow. The bright, open-concept main floor features WHITE OAK FLOORING, 9-FOOT CEILINGS, a dedicated MAIN FLOOR OFFICE, and a stunning kitchen with TWO-TONE CABINETRY, a BLANCO FARMHOUSE SINK, CUSTOM HOOD FAN, and WALK-IN PANTRY. The spacious mudroom with BUILT-IN BENCH and CABINETRY keeps busy family life organized. Upstairs, enjoy THREE BEDROOMS, a BONUS ROOM WITH PRIVATE FRONT DECK, UPPER OFFICE, and a convenient LAUNDRY ROOM WITH SINK. The luxurious primary retreat features a WALK-THROUGH CLOSET and spa-inspired ensuite with HEATED FLOORS, a STEAM SHOWER, SOAKER TUB, and DOUBLE VANITY. The WALKOUT BASEMENT already completed. Step out into your beautiful peaceful backyard and experience that indoor, outdoor living. This lot is pie shaped, enhancing your privacy. Additional features include a DOUBLE ATTACHED GARAGE, 8-FOOT DOORS, and abundant natural light throughout. Located in the vibrant Sunrise community, residents enjoy scenic walking paths, playgrounds, parks, schools, and quick access to Cochrane's extensive trail network. With convenient access to Calgary and the Rocky Mountains, this community offers the perfect blend of outdoor recreation and everyday convenience. This is an exceptional opportunity to enjoy a nearly new home with

premium finishes, beautiful outdoor space, and endless possibilities for future growth.