



**40 Sunrise Terrace  
Cochrane, Alberta**

**MLS # A2315819**



**\$665,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-26-4-W5
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** TV mounts currently installed (5), shed

This beautiful home boasts just over 2000 square feet with a functional and spacious layout designed for everyday family living. The bright, open-concept main floor creates a natural gathering place where you can prepare meals while staying connected with your children and your guests. The living and dining spaces are generous in size and provide plenty of room for family dinners, celebrations, and everything in between. Upstairs, you'll find 3 comfortable bedrooms that offer privacy and space for every member of the family, including a welcoming primary retreat where you can unwind at the end of the day. The extra large family room with vaulted ceilings offers a separate space where there's enough room for the whole family to gather for a movie or games night! The recently renovated basement, adds valuable additional living space that can easily adapt to your family's needs. Whether it's a children's playroom, teenagers hangout, home gym, office, or cozy family recreation room, this beautifully updated space is ready for whatever your next chapter brings. Located in the family-friendly community of Sunset Ridge, you'll love being surrounded by parks, playgrounds, walking paths, schools, and breathtaking Rocky Mountain views. Kids can enjoy the outdoors, and families benefit from the perfect blend of small-town charm and modern amenities right outside your door! This is more than just a house—it's a place where your family can grow, connect, and feel at home for years to come. Call your trusted Real Estate Agent to view this home today!