



**3 Sunrise Heights
Cochrane, Alberta**

MLS # A2315957



\$669,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Inclusions: Garden Planter Boxes (5), Central Vac with Attachments, kitchen sink garbage disposal, overhead garage shelvings

A Very Rare Find...Former Showhome...Wide Corner Lot...East Facing Front...South Side Exposure...West Facing Backyard...Sunshine All Day Long… Welcome to 3 Sunrise Heights in the beautiful community of Sunset Ridge in Cochrane. A total of 2,041 sqft of developed space. Situated on a wide corner lot and fully fenced, this thoughtfully designed home offers a rare combination of natural light, modern finishings, and functional living space. The main floor features 9’ ceilings, large bright windows, quartz countertops, a spacious kitchen island, stainless steel appliances, pantry, and a built-in electric fireplace that creates a warm and comfortable gathering space. Upstairs you’ll find 3 bedrooms, upper floor laundry, and a bright primary retreat complete with a private ensuite and walk-in closet. The fully developed basement adds tremendous flexibility with a very large bedroom, its own ensuite bathroom. Outside, enjoy the fully fenced yard, deck, landscaping, and the 20’ x 20’ detached garage with back lane access. RancheView K-8 School is just a few blocks away and St. Timothy High School is located at the south end of Sunset Ridge, only a short drive away. The future community centre and a third school will soon be within short walking distance when completed. From this location, you are approximately 30 minutes to Calgary, about 30 minutes to Costco, and roughly 45 minutes to the mountains by a scenic drive west. A beautifully maintained home with excellent value in one of Cochrane’s most sought-after family communities.