



**64 Sunrise Terrace  
Cochrane, Alberta**

**MLS # A2325595**



**\$729,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,764 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Stone	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Granite Counters, Kitchen Island		

**Inclusions:** various landscaping equipment to supplement the operation

ESCAPE TO YOUR OWN PRIVATE, HIGH-YIELD URBAN ORCHARD IN SUNSET RIDGE. Professionally engineered for the local climate using elite U of S cultivars, this resilient edible landscape features 19 fruit species and 40 varieties. Nestled into the center of the yard is a stunning pergola—the ultimate vantage point for enjoying your private oasis. The entire yard is organized by bloom cycles, optimizing pollination so local bees never miss a beat. Operating on a zero-cost footprint, 100% of the water is collected rainwater, stored in a multi-barrel network and streamlined into a 4-valve manifold—water the estate with a simple turn of a wrist. Yielding 150+ lbs annually (scaling to 300+ lbs at maturity), this turnkey asset includes a comprehensive Master Management Binder with a precise yard map and individual care history. THE AMAZING YARD ALSO COMES WITH A BEAUTIFUL 3-BEDROOM, 2-STORY HOME! Built by award winning Excel Homes, this 1,763 sq ft with granite countertops, centre island, gas stove, mocha cabinetry, corner fireplace is a thoughtfully designed residence provides an incredibly spacious, sun-drenched footprint perfect for family living and prepping your backyard harvest. Three bedrooms up plus a large bonus room for cozy movie nights. Below, a massive, undeveloped basement awaits your custom design touches. Nestled in a highly desirable, family-based community famous for mountain views and park systems, this property seamlessly blends executive residential scale with world-class engineering, food security, and low-maintenance luxury!