



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**16 Sunrise Crescent
Cochrane, Alberta**

MLS # A2327265



\$619,999

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,887 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage		

Inclusions:	N/A
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Welcome to 16 Sunrise Crescent—a beautifully maintained family home nestled in one of Cochrane's most sought-after and fast-growing communities. From the moment you arrive, you'll be impressed by the exceptional curb appeal, welcoming front entrance, and pride of ownership that shines throughout. Step inside to discover a thoughtfully designed floor plan that perfectly balances comfort and functionality. The spacious kitchen is truly the heart of the home, featuring an abundance of cabinetry, generous counter space, and an effortless flow into the bright and inviting living area—making it the perfect place to gather with family or entertain friends. Upstairs, you'll love the versatile bonus room, offering the ideal space for movie nights, a playroom, or a home office. The fully developed basement provides even more living space, giving your family plenty of room to grow and adapt to every stage of life. Outside, enjoy your own private retreat with a large, sunny southwest-facing backyard—perfect for summer BBQs, gardening, or simply relaxing in the sunshine. The convenient back alley access adds flexibility and future potential while making the yard even more functional. Located in the vibrant community of Sunset, this home is surrounded by scenic views, and a nearby playground, making it an ideal location for families. As one of Cochrane's most desirable and continually growing neighborhoods, Sunset offers the perfect blend of small-town charm, modern amenities, and easy access to Calgary and the Rocky Mountains. Whether you're searching for your forever family home or a place to enjoy an active, connected lifestyle, 16 Sunrise Crescent offers the space, comfort, and location you've been waiting for.