



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**112 Sunrise Heath
Cochrane, Alberta**

MLS # A2331914



\$949,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,363 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Award-winning Aspen Creek Designer Homes presents the Sophie, thoughtfully designed with over 2363 sq/ft across the main and upper levels that balance refined living with everyday functionality, complemented by a fully developed walkout basement ideal for entertaining, extended family living, or accommodating guests. The main floor features a welcoming foyer and a versatile flex room, ideal for a home office or sitting area, leading into an open concept layout anchored by a spacious kitchen that flows seamlessly into the dining area and rear great room that is well suited for both entertaining and relaxed family living. A discreet powder room and convenient mudroom connection to the attached double garage complete the main level. Upstairs, the upper floor is highlighted by a private primary suite with walk-in closet and ensuite, two additional generously sized bedrooms, a full bathroom, a centrally located bonus room, and upper-floor laundry, creating a comfortable and well-balanced family retreat. The fully developed walkout basement extends the home's versatility with a spacious fourth bedroom, full bathroom, games area with wet bar, and an inviting recreation media zone that is perfect for family movie nights, entertaining, or creating a comfortable space for guests. Sunset Ridge is known for its family-first amenities, including Rancheview School (K-8) and St. Timothy's High School, multiple playgrounds, and an extensive network of walking paths that make weekend strolls and bike rides a breeze. With downtown Cochrane and the Bow River just minutes away, you can have both a peaceful neighbourhood lifestyle and easy access to everything the town offers. Book your showing today!