



GRASSROOTS
REALTY GROUP

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**116 Sunrise Heath
Cochrane, Alberta**

MLS # A2331927



\$929,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,298 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 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 Behind		

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)		
Inclusions:	N/A		

Welcome to The Shelby built by Aspen Creek Designer Homes. The well-designed two-storey home offers 2,298sq/ft of above-grade living space with 3 bedrooms and 2.5 bathrooms. The main floor features an open-concept layout with a spacious living room flowing into the dining area and kitchen, creating an ideal setting for both daily living and entertaining. A central kitchen with pantry and butler's pantry provides ample storage and functionality, while a flex room near the front of the home offers versatility for a home office or additional living space. A defined foyer, powder room, and mudroom with access to the attached garage complete the main level. The upper floor is anchored by a generous principal suite with ensuite and walk-in wardrobe, offering a private retreat separate from the secondary bedrooms. Two additional bedrooms, a full bathroom, upper floor laundry, and a centrally located bonus room with vaulted ceilings provides a balanced layout designed for family living. The undeveloped walkout basement offers future potential for additional living space, while the home's location backs onto green space with walking paths providing privacy and a strong connection to the surrounding landscape. 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!