



GRASSROOTS
REALTY GROUP

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**52 Sunrise Way
Cochrane, Alberta**

MLS # A2332006



\$624,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, No Back Lane, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to 52 Sunrise Way in the vibrant community of Sunset Ridge, Cochrane! This beautifully maintained two-storey home offers over 1,940 sq. ft. of thoughtfully designed living space, combining comfort, style, and an unbeatable location. Featuring 3 spacious bedrooms, 2.5 bathrooms, upper-level bonus room, and the convenience of upstairs laundry, this home is ideal for growing families. The generous primary suite is a private retreat with a luxurious ensuite showcasing dual sinks, a separate shower, a relaxing soaker tub, a private water closet, and a large walk-in closet. The main floor impresses with 9-foot ceilings, rich hardwood flooring, and oversized windows that flood the space with natural light. The inviting living room is centered around a stunning boxed-out gas fireplace, while the chef-inspired kitchen features quartz countertops, a large island, abundant cabinetry, upgraded appliances, and a convenient walk-through pantry. Premium window coverings with blackout feature add both style and functionality throughout the home. Outside, enjoy the convenience of a double front-attached garage and a location that truly embraces the best of Cochrane living. Nestled against the foothills of the Rocky Mountains, Cochrane is one of Alberta's most desirable communities, known for its welcoming small-town charm, breathtaking scenery, and exceptional quality of life. Sunset Ridge offers spectacular mountain views, scenic ponds, parks, playgrounds, and an extensive network of walking and biking paths. Families will appreciate the nearby schools, while everyday conveniences, shopping, restaurants, recreation facilities, and healthcare services are all just minutes away. Plus, with Calgary only about 30 minutes away and the majestic Rocky Mountains within easy reach, you'll enjoy the perfect balance of peaceful suburban living and

convenient access to city amenities and year-round outdoor adventures. Whether you're looking for your forever family home or a place to enjoy the best of Alberta living, 52 Sunrise Way is an exceptional opportunity that checks all the boxes. Don't miss your chance to own this outstanding home—book your private showing today!