



GRASSROOTS
REALTY GROUP

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**97 Sunrise Heath
Cochrane, Alberta**

MLS # A2340509



\$814,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 97 Sunrise Heath, Built in 2024 a premium 2,272 sq. ft. model that perfectly balances luxury family living, spectacular natural beauty, and unmatched investment potential. Nestled in the highly desirable community of Sunset Ridge, this 4 + 1 bedroom, 2.5-bathroom masterpiece captivates the moment you arrive. Inside, a bright open-concept main floor boasts 9-foot ceilings, engineered hardwood, a spacious front flex room perfect for a home-based business, and a gourmet quartz kitchen with a walk-through pantry. Step outside to a massive, west-facing backyard framed by trees, meticulously designed for ultimate privacy. The upper level features a sprawling bonus room and a private master retreat, both offering breathtaking mountain views. With a dedicated side entry opening up massive rental or investment potential, and a backyard deck ready for a buyer's custom finish, this rare opportunity is ready for your personal touch! Currently approved for short term rentals.