



GRASSROOTS
REALTY GROUP

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136 Sunrise Common
Cochrane, Alberta

MLS # A2344244



\$819,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,248 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Beverage Fridge in Pantry, TV & TV Wall Mount in the Upstairs Bonus Room, Beverage Fridge in the Basement, Attached Wall Shelves in Garage, Tire Racks in Garage.

Nestled in beautiful Sunset Ridge and backing onto a walking pathway, this exceptional, fully finished walkout home seamlessly blends timeless design, premium finishes, and functional family living. Meticulously maintained, this turn-key home is ready for its next owners to simply move in and enjoy! From the moment you arrive, the impressive curb appeal sets the tone with an exposed aggregate driveway, durable Hardie Board siding, and central air conditioning for year-round comfort. Step inside the spacious foyer, where soaring ceilings, designer lighting, and contemporary finishes create an immediate sense of warmth and sophistication. Designed with both entertaining and everyday living in mind, the chef-inspired kitchen is truly the heart of the home. It features upgraded appliances, a gas range, ceiling-height hood fan, full-height cabinetry, quartz countertops, and a walk-through pantry complete with custom built-in cabinetry that offers exceptional organization and storage. The adjoining living room is anchored by a beautiful tiled electric fireplace, creating an inviting gathering place for family and friends, while the spacious dining area comfortably accommodates large gatherings and opens onto the upper deck, complete with a gas line for effortless outdoor entertaining & BBQ. Upstairs, the spacious primary retreat provides a peaceful escape with a generous walk-in closet and a beautifully appointed private ensuite. Two additional bedrooms are ideal for children, guests, or a home office, while the conveniently located upper-floor laundry room makes everyday living effortless. The thoughtfully designed layout continues with a bonus room that offers endless flexibility as a family room, media space, or children's play area. The bright walkout lower level offers an incredible extension of the home's living space. A spacious recreation room with custom

built-in shelving and a beverage fridge creates the perfect setting for movie nights, entertaining, or relaxing. Two additional bedrooms and a stylish 3-piece bathroom provide comfortable accommodations for teenagers, overnight guests, or multi-generational living. Your spacious, insulated garage features built-in shelving, providing exceptional storage and organization for vehicles, tools, seasonal gear, and all of life's extras. Outside, enjoy the privacy of backing directly onto walking pathways, providing easy access to the incredible outdoor lifestyle that makes Sunset Ridge so desirable. Surrounded by breathtaking Rocky Mountain views, this established family community offers kilometres of scenic pathways, playgrounds, a community pond, shopping, and excellent schools, including Rancheview School (K–8) and St. Timothy High School (Grades 9–12). Offering over three levels of beautifully finished living space in an exceptional location, this is more than a home—it's the lifestyle your family has been waiting for!