



GRASSROOTS
REALTY GROUP

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24 Sunrise Common Cochrane, Alberta

MLS # A2344878



\$824,500

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,131 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Zoned	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	None
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FORMER SHOWHOME | FULLY FINISHED WALKOUT | PANORAMIC MOUNTAIN VIEWS | CENTRAL A/C | 3-ZONE HEATING | 4 BEDROOMS | 4 BATHROOMS | PREMIUM UPGRADES | HOME OFFICE! Welcome to 24 Sunrise Common, a beautifully designed two-story former showhome in Cochrane offering over 2,130 square feet of above-grade living space, plus a fully finished basement. The main level features a bright, open-concept floor plan accented by warm vinyl plank flooring, neutral tones, and abundant natural light. The central kitchen is equipped with quartz countertops, built-in stainless steel appliances including a chimney hood fan and wall oven with bluetooth capabilities, a large central island with seating, a stylish tile backsplash, and a walk-in pantry. Adjacent to the kitchen, the dining area leads directly out to the upper balcony, ideal for outdoor dining. The inviting living room centers around a stone-front gas fireplace with a wooden mantle, while a main-floor office nook, mudroom, and half bathroom add practical convenience. Upstairs, a central bonus family room separates the primary suite from two additional spacious bedrooms. The primary retreat showcases an accent wall, a walk-in closet, and a five-piece ensuite complete with double vanities, a deep soaking tub, and a glass-enclosed shower. Upper-level laundry, a full four-piece bathroom, and generous closet space complete this floor. The finished basement expands your living space with a large recreation room, a fourth bedroom, and a full four-piece bathroom, plus additional storage. Step outside from the lower level to enjoy a covered patio and a fully landscaped yard. Other features include an attached double garage, built-in speakers on both the main and top floors, a 3 zone furnace, and an irrigation system. Call now to book your private showing today!

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