



GRASSROOTS
REALTY GROUP

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120 sunrise Heath
Cochrane, Alberta

MLS # A2347161



\$784,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Sloped, Street L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Introducing the Trenton 3 by Douglas Homes Master Builder… a rare opportunity in Sunset Ridge. Some floor plans simply don't come along very often, and the Trenton 3 is one of them… Offering 2,248 sq. ft. of thoughtfully designed living space, this impressive home combines generous room sizes, an open and airy layout, and a 9' walk-out basement that gives the home even more possibilities for the years ahead… With 3 bedrooms, 2.5 bathrooms and an oversized two-car garage, it is a wonderful fit for a family looking for both space and function… The main floor is finished with engineered hardwood and quartz countertops, while the spacious kitchen features an oversized island, extensive cabinetry and a layout that opens naturally into the dining and great-room areas. An electric fireplace anchors the living space, and large windows bring plenty of natural light into the home. … Upstairs, one of the Trenton 3's standout features is its large bonus room with a 9' ceiling, creating a comfortable second living space for movie nights, a children's retreat or simply a place for the family to spread out. … The primary bedroom is complemented by a walk-in closet and a beautifully appointed ensuite with dual vanities and a freestanding tub, giving the space a calm, private feel. … At the back of the home, a treated wood deck overlooks the walk-out setting, while downstairs the 9' walk-out basement provides excellent potential for future development and additional living space. … The Trenton 3 is a floor plan we don't often have available and 120 Sunrise Heath is an opportunity to make one your own.