



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

31 Sunrise Terrace
Cochrane, Alberta

MLS # A2348485



\$679,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,125 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garden boxes in back yard, Lights and screens with Pergola

FULLY FINISHED | 4 BEDROOMS | 3.5 BATHROOMS | BONUS ROOM | HEATED GARAGE & AIR CONDITIONING! This is the one you've been waiting for! Welcome to a beautifully finished, fully developed home in the sought after community of Sunset Ridge, featuring a thoughtfully designed low maintenance backyard that lets you enjoy the outdoors without the upkeep. From the moment you step inside, you'll appreciate the spacious foyer, complete with a generous walk in front closet and a versatile den/flex room; perfect for a home office, study, or quiet retreat. Hardwood flooring flows throughout the main level and leads into the bright, open concept living space. The living room is a true showpiece, featuring custom built-ins surrounding a floor to ceiling tiled fireplace, creating a stunning feature wall and a natural focal point for the room. It's a space designed to draw everyone together, whether you're relaxing with family or entertaining friends. The gorgeous kitchen is the heart of the home, offering an abundance of cabinetry and counter space, quartz countertops, a huge island, stainless steel appliances, and a convenient walk through pantry. The spacious dining area is perfectly positioned, with a patio door leading to the expansive deck and beautiful pergola. This natural extension of the living space is ideal for summer dinners, morning coffee, or relaxing and gathering with family and friends. A custom laundry room with a sink and ample cabinetry, along with a 2 piece bathroom, completes the main floor. Upstairs, the primary retreat is exactly that; a private space to unwind at the end of the day. The impressive 5 piece ensuite features heated floors, while the walk in closet provides a generous amount of space. Two additional bedrooms, a full bathroom, and bonus room complete the upper level. The fully finished lower

level takes the home to another level, with a generous recreation room featuring stunning custom built in shelving, a fourth bedroom, a 3 piece bathroom and ample storage. Whether you need space for movie nights, guests, hobbies, or family time, this level delivers. The heated garage adds another layer of comfort and convenience, with practical hooks and a built in bench keeping everyday clutter out of the main living areas. And then there's the backyard! Designed as a private outdoor oasis, the backyard features garden boxes, built-in planter boxes, an expansive deck, and a stunning, detailed pergola; creating a beautiful space for relaxing and entertaining, all without the maintenance of a lawn. Whether you love gardening, entertaining, or simply having a private place to enjoy the outdoors, this space is ready to be enjoyed. Thoughtfully designed, beautifully finished and packed with upgrades, this Sunset Ridge home offers the space, style, and functionality today's buyers are looking for. This is a home that truly needs to be seen to be appreciated!