

# \$694,888 - 40 Sunrise Terrace, Cochrane

MLS® #A2248798

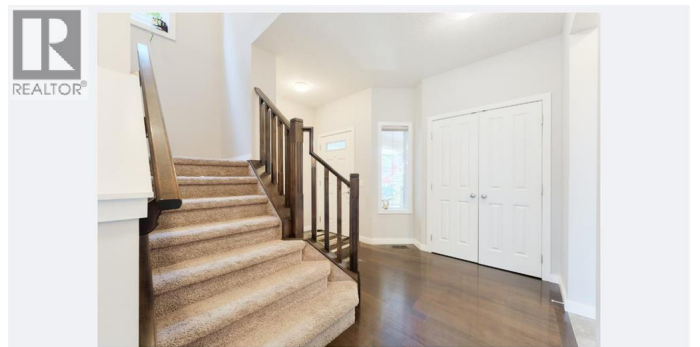
**\$694,888**

4 Bedroom, 3.00 Bathroom, 2,053 sqft

Single Family on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome Home to 40 Sunrise Terrace! This inviting 3+1 bedroom, 2.5 bath home is situated in a tranquil, family-friendly neighborhood. With parks, a pond and plenty of pathways, this neighborhood is perfect for the children to play and to walk the dog right out your front door. Elegant hardwood floors greet you throughout the main level as you step into the open floor kitchen, dining room and living room. The large island is perfect for having your morning coffee or an after school snack spot for the kids. Off the kitchen is your walk through pantry, leading into your mudroom with built in cabinets and bench seating. Granite countertops, stainless steel appliances and loads of storage complete this spacious kitchen. Your dining room has plenty of room for a large extended table to entertain family and friends any time of the year! While your gas fireplace keeps you and your guests warm and cozy on those cold winter nights. Natural light floods the living room with plenty of windows providing peace of mind so you can keep your eye on the kids while they play in your fully fenced backyard. Set up a fire pit to enjoy the summer evenings on your patio or with easy access to the back lane from your backyard there's ample room to park your RV or toys. Upstairs, your extra large family room with vaulted ceiling, provides another spot for the family to be together to enjoy movie or game nights. Down the hall, the master bedroom is complete with large walk in closet, a 5 piece ensuite with dual vanities and soaker



tub. 2 additional bedrooms, a large laundry room and a 4 piece bathroom complete this level. The basement has been beautifully developed recently with new carpet throughout. The large entertainment area is perfect for the kids and their friends to gather. In additional, there is another bedroom with built in shelving and accent lighting, an office off the utility room and rough in for another bathroom. New HWT (2025), new dishwasher (2025) new washer/dryer (2024). T his home is Built by Excel and is solar panel ready and built Green. Bring your favorite realtor to come and see how this home will check all the boxes off your list! (id:6289)

Built in 2013

Essential Information

Listing #	A2248798
Price	\$694,888
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,053
Acres	0.08
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 Sunrise Terrace
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C0V3

Amenities

Amenities	Park, Schools
Features	Back lane, Gas BBQ Hookup

Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage Benchmark
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