

\$799,900 - 36 Sunrise Crescent, Cochrane

MLS® #A2259386

\$799,900

4 Bedroom, 4.00 Bathroom, 2,197 sqft

Single Family on 0.17 Acres

Sunset Ridge, Cochrane, Alberta

This beautifully upgraded two-storey with a fully developed basement offers over 3,000 sq ft of living space and an exceptional lifestyle. Perfectly situated on a spacious PIE lot backing onto an alleyway, the property stands out with refreshed landscaping, raised garden beds framed in black iron, flourishing perennials, and a treated wood 2-tier deck overlooking the yard. With plenty of space for summer BBQs, gardening, or even the potential for RV parking, the backyard is built for entertaining and family fun. Step inside and you are welcomed by a bright and inviting layout with hardwood and tile floors, upgraded lighting, and thoughtful finishes throughout. The show-stopping great room boasts 18-foot ceilings, large windows that flood the room with natural light and a dramatic gas fireplace surrounded by a wall of floor-to-ceiling stone. The chef's kitchen offers sleek cabinetry, upgraded appliances, a large central island, modern fixtures, and a walkthrough pantry conveniently connected to the mudroom and laundry. The open flow into the dining area makes this level ideal for both casual family meals and formal entertaining. A private office/den provides the perfect spot for working from home, and a stylish two-piece bath completes the main floor. Upstairs, you'll find three spacious bedrooms including a primary suite with mountain views, a large walk-in closet, and a spa-inspired 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. A bonus room with vaulted



ceilings offers the perfect gathering place for family movie nights, a playroom, or simply a quiet retreat. A full 4-piece bathroom completes the upper level. The fully developed basement extends your living space with endless possibilities, whether itâ€™s a home gym, recreation area, or media room. A full bathroom and plenty of storage add to the functionality. Additional highlights include LVP flooring on all 3 levels, custom blinds, a heated garage, upgraded interior and exterior lighting, and a beautifully maintained exterior with stained fence and deck. This move-in ready home combines style, comfort, and practicality in a highly sought-after community. A perfect fit for families looking to enjoy both space and modern upgrades. (id:6289)

Built in 2015

Essential Information

Listing #	A2259386
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,197
Acres	0.17
Year Built	2015
Type	Single Family
Sub-Type	Freehold

Community Information

Address	36 Sunrise Crescent
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C0Z9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, See remarks, Back lane, PVC window, French door, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

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

Exterior

Exterior	Composite Siding, Stone
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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