

# \$549,900 - 41 Sunrise Heights, Cochrane

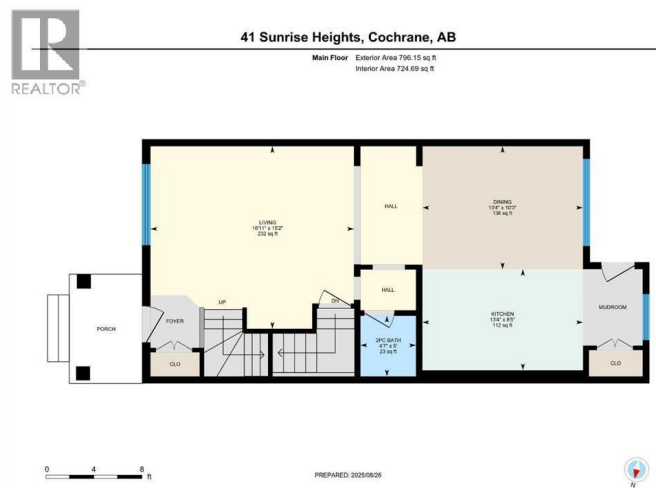
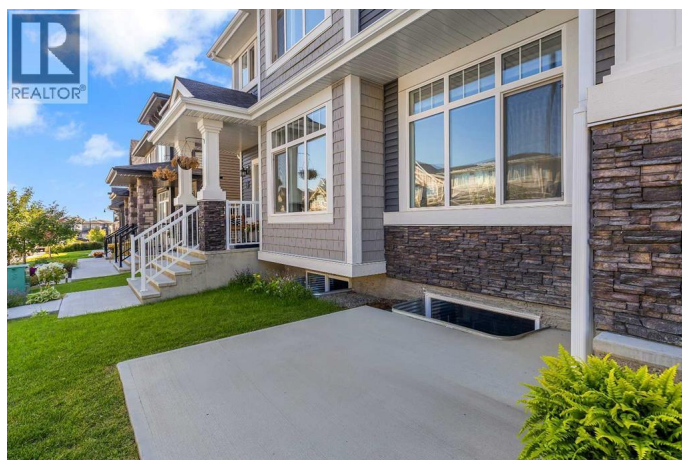
MLS® #A2262487

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,640 sqft  
Single Family on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 41 Sunrise Heights, Cochrane! This stunning family home is a must-see, offering a bright and cheerful atmosphere with thoughtfully chosen finishes throughout. From the moment you walk in, you'll feel the warmth and comfort this home provides. At the heart of the home is the stylish kitchen, featuring quartz countertops, tall white upper cabinets paired with modern grey lowers, and a large flat island that blends beautifully into the overall design. The kitchen opens to a spacious dining room and a cozy breakfast nook—perfect for everyday family meals or entertaining guests. It's the ideal gathering space, whether for quick weekday breakfasts or relaxed dinners with loved ones. The main floor is designed with family living in mind. A generous living room provides the perfect place to unwind, while the dining area includes a built-in desk—an ideal spot for kids to finish homework or for a convenient home office setup. Upstairs, you'll find three well-appointed bedrooms. The primary suite is a true retreat, complete with a private ensuite that includes quartz counters, double sinks, a luxurious soaker tub, and a separate shower. The additional bedrooms are generously sized, making them perfect for children, guests, or flexible use such as a playroom or study. Step outside to discover a backyard that's ready to be enjoyed. An oversized double detached garage offers secure parking, plenty of storage, and extra space for hobbies or a workshop. The outdoor



area provides lots of room for kids to play, gardening, or hosting summer barbecues. Located just a few blocks from parks, walking paths, and biking trails, this home is ideally situated for families who love both comfort and an active lifestyle. (id:6289)

Built in 2020

**Essential Information**

Listing #	A2262487
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,640
Acres	0.06
Year Built	2020
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	41 Sunrise Heights
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C2R9

**Amenities**

Amenities	Park, Playground, Schools, Shopping, Other
Features	See remarks, Other, Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air

Cooling	None
# of Stories	2

## Exterior

Exterior	Concrete, Stone, Vinyl siding
Construction	Poured concrete
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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