

## 24 Sunrise Heights Cochrane, Alberta

MLS # A2229016



# \$525,000

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,572 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

Welcome to this beautifully designed home in the highly sought-after community of Sunset Ridge in Cochrane! Offering over 1,400 sq. ft. of stylish and functional living space, this property blends contemporary design with thoughtful upgrades throughout. Step inside to discover the open-concept main level. The spacious dining area overlooks your fully landscaped and fenced backyard, perfect for entertaining or relaxing in the sun. The gourmet kitchen is a standout, featuring sleek quartz countertops, a center island with eating bar, chic pendant lighting, and upgraded Whirlpool stainless steel appliances. A roomy front foyer with closet and a convenient half-bath completes the main floor. Upstairs, the primary suite offers a private retreat with a 4-piece ensuite featuring a beautiful tub, stand-alone shower, and a generous walk-in closet. Two additional bedrooms and top-floor laundry provide convenience and flexibility for families or guests. The basement includes a 3-piece rough-in, ideal for future development, and the home also features a single attached garage. Enjoy all the charm of small-town living with quick access to Calgary, plus breathtaking views of the Cochrane River Valley. This is your chance to enjoy the best of both worlds—peaceful surroundings and modern convenience.