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196 Sunrise Common Cochrane, Alberta

MLS # A2229047



\$869,900

Division:	Sunset Ridge			
Type:	Residential/House			
Style:	2 Storey			
Size:	2,001 sq.ft.	Age:	2021 (4 yrs old)	
Beds:	6	Baths:	3 full / 1 half	
Garage:	Double Garage Detached			
Lot Size:	0.09 Acre			
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Landsc			

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

Features: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Radon System, Smart-Thermostat

Set in the heart of the highly desirable, family-friendly neighbourhood of Sunset Ridge, this exceptional home blends comfort, function, and community charm&mdash:just steps from Cochrane's excellent schools, scenic trails, and amenities. With 5 bedrooms plus a large main floor office (complete with a window and closet—it could legally be a 6th bedroom), this home offers flexibility for growing families, guests, or multi-generational living. The main floor features a light-filled kitchen with classic white shaker cabinets, white quartz countertops, and a large central island—perfect for entertaining, homework time, or casual snacks. You'II love the gas range, which is a smart appliance with Wi-Fi and remote start capability, bringing modern convenience right into your cooking routine. The open-concept layout also includes a cozy gas fireplace in the family room, and a spacious dining nook for gathering over meals. Upstairs is your spa-like retreat. The primary bedroom boasts double walk-in closets, and the ensuite is a calming, private space to recharge. Enjoy the ease of upper-floor laundry and stretch out in the large bonus room, ideal for family movie nights or play space. The separate side entrance leads to a fully finished basement with extra insulation in the floors, walls, and ceiling—providing both warmth and soundproofing. The scratch-resistant flooring is ideal for kids and pets, and the layout offers future flexibility. Throughout the home, you' If find elevated touches like matching zebra blinds (with motorized blinds in the stairwell), a radon mitigation system, 75-gallon gas hot water tank, and Gemstone exterior lights for year-round ambiance. Outside, the fully landscaped and fenced yard backs onto forever green space—a premium lot that offers peace, privacy, and uninterrupted views. There's also a dog run

Alberta New Home Warranty still in place. With the yard and basement already finished, you get the feel of a brand-new nome—without the wait. If you've been dreaming of the perfect home in Sunset Ridge, this one checks all the boxes space you need, the features you want, and the lifestyle your family deserves.	3. The

and a gas line for your BBQ. Other highlights include engineered hardwood on the main floor, luxury vinyl plank in the basement, and