



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

32 Sunrise Terrace Cochrane, Alberta

MLS # A2227811



\$659,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,743 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Many Trees, Recta		

Heating:	Electric, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Dry Bar, Storage		

Inclusions: Bar Mini Fridge in Basement, Electric Fireplace in Basement

****OPEN HOUSE SATURDAY JULY 5 and SUNDAY JULY 6th 2pm-4pm****Welcome to 32 Sunrise Terrace — a fully finished 4-bedroom, 3.5-bathroom two-storey home nestled on a quiet street in the heart of Sunset Ridge. Offering a seamless blend of comfort and function, this home features an attached heated garage, a bright and open main floor with 9’ ceilings, and a south-east facing backyard that fills the space with natural light all day long. The main floor showcases a spacious kitchen with extended built-in cabinetry into the dining area, a large back hall mudroom with ample storage, and seamless flow perfect for everyday living and entertaining. Step outside to a two-tiered deck surrounded by mature trees, lush landscaping, and two garden sheds. Downstairs, enjoy a media room with built-in surround sound, a cozy flex space with fireplace, a dry bar with mini fridge, and a versatile fourth bedroom ideal for guests or a home office. Upstairs offers a generous bonus room and a primary suite with a charming peek-a-boo mountain view. Additional features include central vacuflow rough-in, front yard irrigation rough-in, and laneway access at the back. Located within walking distance to the K–8 school and just steps from a stunning 6-acre park with walking paths, a playground, and a water feature — this home delivers the perfect blend of comfort, convenience, and community.