

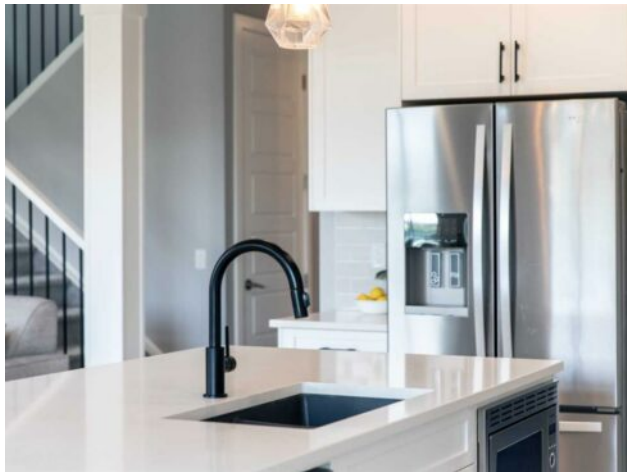


GRASSROOTS
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**196 Sunrise Common
Cochrane, Alberta**

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, Landscaped,		

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

and a gas line for your BBQ. Other highlights include engineered hardwood on the main floor, luxury vinyl plank in the basement, and Alberta New Home Warranty still in place. With the yard and basement already finished, you get the feel of a brand-new home—without the wait. If you’ve been dreaming of the perfect home in Sunset Ridge, this one checks all the boxes. The space you need, the features you want, and the lifestyle your family deserves.