



GRASSROOTS
REALTY GROUP

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**13 Sunrise Way
Cochrane, Alberta**

MLS # A2237229



\$535,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,575 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

Welcome to this stunning, fully finished half duplex, complete with a double attached garage and your own private rooftop patio, nestled on one of the most charming streets in Sunset Ridge! As you approach, you're greeted by a spacious, covered porch. The main level is bright, expansive, and features pristine flooring, fresh paint, and one of the most beautiful kitchens available. The garage includes a side entrance leading to your fenced backyard, perfect for your pups to enjoy! On hot summer days, laundry is effortlessly managed on the upper floor thanks to central A/C. Upstairs, you'll discover three spacious bedrooms, two full bathrooms, and a bonus room that opens to your outdoor patio. This is the ideal home to make your own! Priced to sell, don't miss out—schedule your showing today.***OPEN HOUSE SATURDAY, July 5th 1-3 PM