



**GRASSROOTS**  
REALTY GROUP

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**12 Sunrise Crescent  
Cochrane, Alberta**

**MLS # A2238075**



**\$649,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,779 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

<b>Inclusions:</b>	N/A
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Welcome to this spacious and well-appointed home in Sunset Ridge! With 1779 square feet of thoughtfully designed living space, this property offers the perfect combination of comfort and functionality for families and/or professionals! Inside you will find that the main floor features a bright and open concept, where the kitchen, dining room & living room flow seamlessly. Just off to the kitchen is the door to the backyard- a large back deck with a gas line (perfect for entertaining!), a fully fenced in yard, and back alley access awaits! Upstairs there is a generous sized bonus room, a convenient separate laundry room, and 3 bedrooms. The primary bedroom includes a walk-in closet and a private ensuite bathroom. The fully finished basement adds for even more living space- ideal for a home gym, media room, or space for the kids! This home is in a quiet neighbourhood that is located close to parks, scenic pathways, and schools. This a prime opportunity to enjoy the friendly lifestyle that Sunset Ridge is known for! Come see your new home today!