



GRASSROOTS
REALTY GROUP

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**69 Sunrise Way
Cochrane, Alberta**

MLS # A2238776



\$550,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,443 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Gazebo, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Light fixtures, gazebo

Built in 2019 and lovingly maintained by its original owner, this bright and welcoming 2 storey semi-detached home is nestled in the heart of Cochrane's family-oriented Sunset Ridge community — where schools, parks, and pathways are just around the corner. Step into a spacious front foyer and flow right into the open-concept main floor, where the kitchen, dining, and living areas come together in a light-filled, social layout. A convenient half bath and rear mudroom add practical touches that make busy mornings run smoother. The mudroom offers a smart drop zone for backpacks and shoes — or a handy spot to dry off muddy dog paws after a walk through nearby trails. Upstairs, you'll find three comfortable bedrooms and two full bathrooms, including a roomy primary suite with walk-in closet and private ensuite. The professionally finished basement adds flexibility for growing families, featuring a cozy rec room, fourth bedroom, and full bathroom — ideal for guests, older kids, a home office, or your own personal gym. Out back, a fully fenced yard offers space to play and gather, with a large deck for summer BBQs and a double detached garage to keep your vehicles and gear protected year-round. Warm, functional, and move-in ready — this home is ready to welcome your family to the next chapter.