



**GRASSROOTS**  
REALTY GROUP

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**69 Sunrise Way  
Cochrane, Alberta**

**MLS # A2238776**



**\$535,000**

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

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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.