



**GRASSROOTS**  
REALTY GROUP

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**79 Sunrise Way  
Cochrane, Alberta**

**MLS # A2241475**



**\$779,500**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,134 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** n/a

Welcome to this radiant and beautifully upgraded 3-bedroom family home, ideally located on a corner lot with plenty of additional parking in the vibrant and sought-after community of Sunset Ridge. From the moment you step inside, you're greeted with 9' ceilings, engineered hardwood flooring, and large windows that flood the main floor with natural light. The open-concept design features a gourmet kitchen with a premium builder's appliance package, a stunning quartz island, and matching quartz countertops in both the ensuite and main bath. The sun-soaked dining area leads to your west-facing backyard—perfect for enjoying evening sunsets with the family. The inviting great room is anchored by a modern electric fireplace, while a main floor flex room with dual 8-foot doors offers a perfect space for a home office, playroom, or creative studio. Upstairs, discover a bright and spacious bonus room, perfect for a second family room or homework zone, along with the luxurious primary retreat featuring a spa-inspired 5-piece ensuite and a large walk-in closet. Located just blocks from RancheView K-8 School, and a short drive to St. Timothy High School, with a future community center and additional school planned nearby, this home is designed with your growing family in mind. Enjoy the scenic 40–45 minute drive to the mountains, just 30 minutes to Calgary or the nearest Costco, and about 45 minutes to the airport. Don't miss this exceptional opportunity to own a beautifully upgraded, thoughtfully designed home in a thriving, family-friendly community. Book your showing today!