



GRASSROOTS
REALTY GROUP

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**57 Sunrise Way
Cochrane, Alberta**

MLS # A2244321



\$488,800

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,237 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions:	na
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This beautifully designed 1,200 sq ft home offers modern comfort, smart design, and timeless style. With 9' ceilings on the main floor and large, bright windows, every room feels open and inviting. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home is thoughtfully laid out for functional family living. The primary suite includes a private ensuite and a generous walk-in closet for your convenience. The kitchen is both stylish and practical with sleek quartz countertops, ample cabinetry, and plenty of counter space—perfect for cooking and entertaining. Enjoy rich hardwood floors that flow through the great room, dining nook, and kitchen, and elegant wrought iron railings that add a custom touch. Upstairs, you'll find the convenience of a dedicated laundry area. Step outside to your oversized 18' x 20' rear deck—ideal for summer BBQs—and a concrete pad at the base of the porch. A gravel parking pad is also included for added functionality. Whether you're starting fresh or looking to downsize without compromise, The Melbourne offers the perfect blend of comfort and quality. Come see why this home could be your next perfect move!