



**GRASSROOTS**  
REALTY GROUP

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**116 Sunrise Heath  
Cochrane, Alberta**

**MLS # A2252112**



**\$949,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,307 sq.ft.	<b>Age:</b>	2025 (0 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>	Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Customize this home! Introducing the "Shelby" model. This beautiful 2 storey will be fully developed (YES! basement included!) backing a walking path on a quiet street. The open concept main floor is bright & airy - large windows bringing in all the natural light - showcasing the beautiful finishes throughout. The kitchen is incredible, complete with quartz counters, custom cabinetry, a spacious island and walk-thru pantry. Upstairs, enjoy spacious bedrooms a bonus room & laundry. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes.