



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39 Sunrise Heights Cochrane, Alberta

MLS # A2252595



\$569,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,666 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Vinyl Windows		

Inclusions: Ring Door Bell Camara, TV mount in Primary bedroom, Garage heater, 2 x Tire racks, All fixed shelving throughout the home,

Welcome to YOUR new Home at 39 Sunrise Heights with almost 2300sqft of living space. Walking in to this open-plan concept 2 storey home with an abundance of light showing through, there is front & back entry ceramic tile & completed with beautiful laminate flooring. The 9ft ceilings and large windows allow for a bright airy feel with a large living room leading towards your dining room & generously sized kitchen with a flush marbled quartz breakfast bar, stainless steel appliances & 42" Upper Cabinets all with soft close feature and a gas line to the stove for future, if so required; completing the main floor is your half bath with ceramic tile flooring. Upstairs you find your good sized primary bedroom with a double closet plus a walk-in closet, a beautiful ensuite with a separate soaker tub & glass shower and dual sinks with quartz counters; Two more good size bedrooms, 4pc bath with quartz and an ample sized tiled floor laundry room with floor drain complete with a front load washer & dryer finishing off the upstairs. The basement is FULLY FINISHED with a large family/rec room, 4th bedroom, large flex room to be used as an office, games room, gym space or whatever suits the needs of your family; completing the lower level is a 3pc bathroom with infloor heat, clean modern fixtures and sizeable walk-in shower. Outside, your home is fully landscaped and fenced with a WEST FACING REAR YARD and a double detached garage that is insulated, drywalled AND HEATED; Remainder of Alberta New Home Warranty. Don't Miss out on YOUR New HOME!