



**72 Sunrise Heath
Cochrane, Alberta**

MLS # A2265940



\$724,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	NONE		

Exceptional value in Sunset Ridge || Introducing the Mount Rundle by Douglas Homes Master Builder —; a thoughtfully designed two-storey home with a full 9-ft walk-out basement, 3 + 1 bedrooms, 3 full bathrooms, and a flex room on the main floor. With its 26-ft wide design, this home balances modern comfort and practical living. The main floor features 9-ft ceilings, engineered hardwood floors, a bright great room with an electric fireplace, and a well-appointed kitchen with quartz countertops and stainless-steel appliances. A full bath and flex room on this level add everyday versatility —; ideal for guests or a home office. Upstairs, you'll find a spacious loft and three bedrooms, including a primary suite with dual walk-in closets and a private ensuite with double vanities. A treated wood deck completes the rear yard for easy outdoor enjoyment. If you have a young family, RancheView School (K—8) is just a few blocks away and St. Timothy High School is only minutes down Sunset Boulevard. The future community centre and a third school, when that's done, will be within short walking distance. Weekend escapes to the mountains are a scenic 40—45 minutes away, while your commute back to Calgary takes roughly 30 minutes —; about the same to Costco and 45 to the airport.