



GRASSROOTS
REALTY GROUP

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

**96 Sunrise Terrace
Cochrane, Alberta**

MLS # A2269185



\$649,999

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,757 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lev		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome home, to this beautifully designed home that is sure to tick off all the boxes on your list! Located on a large corner lot, with back alley access and additional space for RV parking! The first thing you notice when you step inside is how much natural light fills the home, making it feel warm and welcoming! The kitchen features granite counter tops and stainless steel appliances with an open concept that flows seamlessly into the living room. Upstairs there are 3 additional bedrooms and a large bonus room, with mountain views! The large Primary bedroom has a large walk-in closet and a 4 piece ensuite. The fully finished basement features an additional bedroom and full bathroom, and has an excellent space for the kids playroom, a home gym, an extra living area or even a home office. Sunset Ridge has so much to offer; parks, playgrounds, walking paths, restaurants and more! All within a short walk from your new home. Come see your forever home, today!