



GRASSROOTS
REALTY GROUP

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**25 Sunrise Way
Cochrane, Alberta**

MLS # A2271685



\$499,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,370 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Asphalt, Covered, Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-22-3-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	Perimeter Wall	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None.		

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom semi-detached home, built in 2020 by Excel Homes, located on Sunrise Way—a quiet, no-through street in one of Cochrane’s most desirable communities, Sunset Ridge. With 1,370 square feet of well-planned living space, this home offers comfort, style, and a layout that’s perfect for both family life and entertaining. The heart of the home is a central kitchen, featuring a large island with seating, a generous family-sized pantry, and plenty of cabinet space and deep drawers—making hosting and daily life effortless. Bright, open living and dining areas are framed by large windows that fill the space with natural light. Upstairs, you’ll find three spacious bedrooms, including a private primary suite and a full 4-piece bath. The unfinished basement offers high ceilings and is roughed-in for both a bathroom and laundry, allowing room to grow or add personal touches down the line. Step outside and enjoy the fully landscaped backyard, complete with low-maintenance turf—ideal for relaxing or playing without the weekend chores. A full-sized detached double garage provides secure parking and additional storage. Sunset Ridge is known for its scenic views, friendly atmosphere, and wide range of amenities—including nearby walking paths, playgrounds, and a local elementary school just a short stroll away. With shops, cafés, and services all within easy reach, this is a vibrant community designed for convenience and connection. Don’t miss this opportunity to own a move-in ready home in a growing neighbourhood with timeless appeal. Book your private showing today!