



**41 Sunrise Heights  
Cochrane, Alberta**

**MLS # A2279702**



**\$529,900**

<b>Division:</b>	Sunset Ridge	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b> 2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Closet(s)	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In		
<b>Inclusions:</b>	N/A		

Welcome to 41 Sunrise Heights, Cochrane! This stunning family home is a must-see, offering a bright and cheerful atmosphere with thoughtfully chosen finishes throughout. From the moment you walk in, you'll feel the warmth and comfort this home provides. At the heart of the home is the stylish kitchen, featuring quartz countertops, tall white upper cabinets paired with modern grey lowers, and a large flat island that blends beautifully into the overall design. The kitchen opens to a spacious dining room and a cozy breakfast nook—perfect for everyday family meals or entertaining guests. It's the ideal gathering space, whether for quick weekday breakfasts or relaxed dinners with loved ones. The main floor is designed with family living in mind. A generous living room provides the perfect place to unwind, while the dining area includes a built-in desk—an ideal spot for kids to finish homework or for a convenient home office setup. Upstairs, you'll find three well-appointed bedrooms. The primary suite is a true retreat, complete with a private ensuite that includes quartz counters, double sinks, a luxurious soaker tub, and a separate shower. The additional bedrooms are generously sized, making them perfect for children, guests, or flexible use such as a playroom or study. Step outside to discover a backyard that's ready to be enjoyed. An oversized double detached garage offers secure parking, plenty of storage, and extra space for hobbies or a workshop. The outdoor area provides lots of room for kids to play, gardening, or hosting summer barbecues. Located just a few blocks from parks, walking paths, and biking trails, this home is ideally situated for families who love both comfort and an active lifestyle.