



**188 Sunrise Common
Cochrane, Alberta**

MLS # A2281568

\$734,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	all mounted shelving, greenhouse, exterior Timlight lighting, backyard pond, rain barrels, solar panel & battery back-up systems, wall slats in garage		

Backing onto a greenbelt & future school site is where you'll find this truly wonderful home in Cochrane's popular Sunset Ridge neighbourhood, tucked away on this quiet crescent within walking distance to community playgrounds & parks. Original owners of this Douglas Homes' two storey, which enjoys engineered hardwood floors & solar panels, total of 3 bedrooms + bonus room, stylish designer kitchen with quartz counters & beautifully landscaped backyard with winding gardens & greenhouse. Bathed in warm natural light, you'll love the bright & inviting feel of the main floor with its 9ft ceilings & expanse of windows, gracious living room with sleek contemporary fireplace, open concept dining room & outstanding custom kitchen with walk-in pantry, large centre island & stainless steel appliances which includes a Samsung dual-fuel gas range/electric convection oven. Upstairs there are 3 lovely bedrooms & 2 full bathrooms; highlighted by the owner's retreat with great-sized walk-in closet, views of the greenbelt & soothing soaker tub ensuite with barn door, quartz-topped double vanities & separate shower. Away from the bedrooms is the terrific air-conditioned bonus room with vaulted ceilings; the perfect space to unwind or relax with the family. The unspoiled lower level with separate side entrance, has roughed-in plumbing for another bathroom & large windows, & offers fantastic potential for future living space. Additional features include the 2nd floor laundry room with Whirlpool washer & dryer, built-in bench in the foyer, roughed-in for radon detector, finished garage with wall-slats, Tesla solar panel system with battery back-up & the piece-de-resistance is the dream backyard oasis complete with deck & stone patio, ornamental pond & fountain, low-maintenance landscaping &

greenhouse…which would also make a great place for your hot tub! Leisurely stroll to a playground & the tranquil 6 acre freshwater pond surrounded by winding trails & gazebos, just minutes to the K-8 RanchView School & St Timothy Junior/Senior High, shopping at The Trading Post & quick easy access to downtown Cochrane.