



**GRASSROOTS**  
REALTY GROUP

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**188 Sunrise Common  
Cochrane, Alberta**

**MLS # A2281568**



**\$734,900**

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

<b>Heating:</b>	Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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&hellip;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.