



**88 Sunrise Heath
Cochrane, Alberta**

MLS # A2282892



\$929,900

Division: Sunset Ridge

Type: Residential/House

Style: Bungalow

Size: 1,384 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.12 Acre

Lot Feat: Backs on to Park/Green Space, Pie Shaped Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Softwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Composite Siding, Wood Frame

Zoning: R-LD

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Experience the ideal mix of location, luxury, and lifestyle in this fully developed walkout bungalow in the family-friendly community of Sunset Ridge. Situated on a pie-shaped lot backing onto a green-space pathway and playground, this move-in-ready home is built by award-winning Aspen Creek Designer Homes and features the popular Ethan model. The open-concept main floor offers a beautiful kitchen with quartz countertops, large island, custom cabinetry, and stainless steel appliances, flowing into a bright living room with a cozy fireplace and access to a 17x10 deck. The primary suite is a private retreat with elegant wainscoting, soaker tub, glass shower, dual vanities, and a custom walk-in closet with direct access to the laundry room. The walkout lower level includes a spacious family/games area, wet bar, two bedrooms, 4-piece bath, and ample storage. Enjoy the east-facing, fully sodded backyard. Close to schools, parks, pathways, and minutes from downtown Cochrane and the Bow River.