



**GRASSROOTS**  
REALTY GROUP

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## 88 Sunrise Heath Cochrane, Alberta

**MLS # A2282892**



# \$929,900

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Softwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.