



**43 Sunrise Way
Cochrane, Alberta**

MLS # A2287560



\$485,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,342 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Wood Stove in garage, large concrete planters in the backyard.

Welcome to 43 Sunrise Way in beautiful Sunset Ridge! Perfectly located near scenic walking trails, schools, and all local amenities, this stunning home offers the ideal blend of comfort and convenience. Step inside to a bright, open-concept main floor filled with natural light and ample upgrades throughout. The spacious living room flows seamlessly into the dining area and modern kitchen, perfect for entertaining. The kitchen features elegant quartz countertops, stainless steel appliances including a gas stove, upgraded refrigerator, convenient pantry, and a large window that fills the space with sunshine. A practical rear mudroom and a stylish half bath complete the main level. Upstairs, you’ll find two generously sized primary bedrooms, each with its own private ensuite – an ideal layout for families, guests, or roommates. A large laundry room with storage is thoughtfully positioned between the bedrooms for ultimate privacy, and convenience. The basement is already framed and ready for your personal touch, offering endless possibilities to create the space you’ve been dreaming of. Outside, enjoy a low-maintenance backyard highlighted by custom concrete planters and a double detached garage, along with irrigation in the front and backyards, adding a lovely touch to the convenience of this home. This exceptional home truly checks all the boxes – and it won’t last long. Book your showing today!