



**132 Sunrise Heath
Cochrane, Alberta**

MLS # A2290516



\$829,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,261 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Rare opportunity to own a fully upgraded Douglas Homes showhome on a prime corner lot in the desirable community of Sunset Ridge... Presenting the Monte Carlo 7, offering 2,261 sq ft of thoughtfully designed living space, with 4 bedrooms and 2.5 bathrooms, perfectly suited for modern family living. The bright open main floor features 9' ceilings, engineered hardwood flooring, oversized windows, and a striking electric fireplace anchoring the great room. The contemporary kitchen blends style and functionality with quartz countertops, a large island with Silgranit sink, chimney hood fan, built-in microwave, tile backsplash, and a convenient walk-through pantry connecting directly to the mudroom and garage. A main floor flex room with French doors provides an ideal space for a home office, study, or quiet retreat. Upstairs, a spacious bonus room expands the family living area, while the primary suite offers a relaxing escape with a walk-in closet and well-appointed ensuite. Three additional bedrooms and upper-floor laundry complete the level. Additional highlights include 8' interior doors in the main living areas, a side entrance offering future basement development potential, and an oversized 21' x 21' double attached garage. Located just a short walk to RancheView K–8 School and only minutes from St. Timothy High School, with a future community centre and additional school planned nearby. With quick access to Calgary and only 40–45 minutes to the Rocky Mountains, Sunset Ridge offers the perfect balance of community living and outdoor adventure. A beautifully finished showhome offering exceptional value in one of Cochrane’s most sought-after communities.