



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**88 Sunrise Heath  
Cochrane, Alberta**

**MLS # A2297489**



**\$895,000**

<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>	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	-

**Features:** Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** n/a

\*Watch the video\* Open House April 4&ndash;5 (Saturday & Sunday) 12:00 PM &ndash; 2:00 PM\*\*A rare opportunity to own a WALKOUT BUNGALOW backing onto a scenic green pathway in the sought-after community of Sunset Ridge, Cochrane. A beautifully crafted home built by Aspen Creek Designer Homes, Cochrane&rsquo;s Builder of the Year 3 years in a row. Showcasing the popular Ethan model, this home sits on a premium walkout lot and offers high-end finishings, exceptional craftsmanship, and thoughtful design that truly sets it apart from typical new construction. Finished with timeless Hardie Board siding and a durable engineered structure, this home is built to last. Offering over 2,600 SQ FT of thoughtfully designed living space, this home impresses from the moment you step inside. Bright, open, and seamlessly connected, the layout is designed for both everyday comfort and elevated living. Premium Quality Finishings | Upgraded Flooring + Black Railings | Stunning Chef's Kitchen | Sleek Gold Lighting Fixtures| Top of the Line Appliances | Walkout Green Space Lot | Fully Finished Builder Grade Basement | Extra Windows | 17X10 Oversized Deck. At the heart of the home is the stunning chef-inspired kitchen where Aspen Creek truly raises the standard. You&rsquo;ll find custom cabinetry with soft-close features, 3cm quartz countertops, a gas stove, upgraded appliances, and a custom hood fan detail that elevates the entire space. Thoughtful touches such as a premium sink and a refined mix of gold and matte black fixtures add both elegance and character. The space is designed for both entertaining and day-to-day living. The living room continues the same elevated design with a modern tile fireplace, custom mantle, and clean, contemporary finishes creating a warm yet upscale space to relax. Step outside to your oversized

17x10 deck with SE exposure, overlooking the peaceful green space and pathway. This is the perfect setting for morning coffee, evening relaxation, or summer BBQs and a significant upgrade from standard builder decks. The main-floor primary suite offers comfort, privacy, and convenience all in one. This retreat features a fully upgraded ensuite with a freestanding tub, full-height tiled shower, and premium fixtures throughout. The main floor also includes a conveniently located laundry area, making everyday living effortless. The fully developed walkout basement is a standout feature rarely found at this level in bungalow homes. Designed to feel like an extension of the main living space, it includes additional lighting, a wet bar, and direct access to the backyard and pathway. Located just 20 minutes to Calgary, 30 minutes to downtown, and under an hour to the mountains, this home offers the perfect balance of peaceful community living and easy access to outdoor adventure. This is your opportunity to own a stunning bungalow on a premium lot with a modern, spacious layout. This is more than just a home with this is where design, quality, and detail come together.