



**84 Sunrise Heath
Cochrane, Alberta**

MLS # A2096017



\$924,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	All Lighting Fixtures Attached		

Welcome to the Ethan! This beautiful, sought after custom built bungalow offers an open concept floorpan, large windows making the space feel nice and bright and a gourmet kitchen with built-ins making this home functional and sophisticated! Off the kitchen and living room you will find a spacious primary bedrooms with a spa like 5pc primary ensuite featuring, double sinks, soaker tub, shower and a large walk-in closet with custom built-ins. As you walk through the ensuite you will be greeted with the functionality of laundry on the same floor and in the most convenient area of the home, making it easy to stay organized. As you walk to the front of the home you will find a double attached garage offering plenty of space for your vehicles and an additional storage nook. Functional mudroom off of garage and front entry closet for additional storage. This home has 9'0" Ceilings on the main and lower levels as well as 8ft doors making the space feel even more spacious. This semi-estate area offers, low maintenance exterior finish in your choice James Hardie Board. This just may be the house you been waiting for, Ready for September 2024, just in time to put your final touches, choose your colours and make it your own! Book your showing today!