



**88 Sunrise Heath  
Cochrane, Alberta**

**MLS # A2096018**



**\$914,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Sunset Ridge  |               |                  |
| <b>Type:</b>     | Residential/House                                       |               |                  |
| <b>Style:</b>    | Bungalow  |               |                  |
| <b>Size:</b>     | 1,400 sq.ft.  | <b>Age:</b>   | 2023 (1 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, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Wood Frame  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |                   |    |

**Inclusions:** All Lighting Fixtures Attached

Welcome to the Ethan! This beautiful, sought after fully finished walkout 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. It also is located on a pie lot, east facing letting the sun rise on the back of your home! This just may be the house you been waiting for! Book your showing today!