



**116 Sunrise Heath
Cochrane, Alberta**

MLS # A2096022



\$924,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,347 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to the Mia! A unique floorpan that will have you falling in love, from the moment you walk in! A 4 level split, offering the ultimate in functionality. With a bright open concept, a gourmet kitchen, " main floor ceiling height and a colour palette on trend! In the kitchen there is ample counter space, with large island and flush eating bar, finished with quartz countertops. A walk-in pantry with solid, painted shelving. Large and bright dining room with plenty of space to gather with family and friends. It offers a main floor office making it convenient to work from home. As you head upstairs you will find a spacious second storey bonus room. The oversized windows throughout make this home feel bright and airy. Hide the mess in a dedicated mudroom, complete with built-in lockers and generous front closet. Second floor laundry room featuring a laundry tub and oversized closet. Escape to the spa-like owner's retreat featuring dual vanities, complete with a walk-in closet and custom built ins. Relax in your oversized shower, or take a bath in your free standing soaker tub. This home will be a fully finished walkout, backing the pathways with no neighbours directly behind!