



**77 Sunrise Crescent
Cochrane, Alberta**

MLS # A2185513



\$699,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Street Lighting, Rectangular Lot, Views		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: electric fire places in primary bedroom & lower family room, tv mounts in Primary bedroom, bonus room, and living room, heater , cupboards and workbench in garage, garden shed and planter boxes in yard

Welcome to this fully developed two-story home offering over 2,700 sq. ft. of beautifully developed living space, designed for both comfort and style. Located directly across from a family- friendly park, this show-home quality property meets and exceeds all living needs for a family of today. Your open space main floor is highlighted by nine-foot ceilings set upon hardwood floors where you will enjoy the freedom of a large gourmet kitchen with its 7-foot quartz island. Upgraded stainless appliances with a stainless-steel chimney hood fan are offset by an exquisite stone backsplash. Contemporary grey cabinetry with soft-close drawers is joined by a walk-in pantry to provide for all storage needs. The ambiance of the adjoining dining room and living room is centred upon an exquisite floor to ceiling stone gas fireplace and enhanced by natural light flowing in through windows facing to the west. Hunter Douglas blinds throughout most of main floor. Upstairs, you’ll find three well-appointed bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite featuring double sinks and a relaxing soaker tub. The “master” includes a wall mounted electric fireplace and generous walk-in closet. A vaulted bonus room is an extraordinary living and media space with picturesque views of the park across the street. Take note of the upper-level laundry room with its functional counter-top and cabinetry. The recently completed lower level offers a family room with its elegant wall mounted electric fireplace and an additional bedroom with enhanced potential for becoming that sought-after craft/hobby space with an inset utility sink. A stunning 3-piece bathroom includes an oversized walk-in shower finished with contemporary ceramic tile. Ample space for storage has been created in the over-sized utility/mechanical room. The expanded double garage features

ample space to comfortably park both a family car and a truck. Note the extra height also. In addition, a dedicated workshop area provides the perfect space for DIY projects, tool storage, or hobbies. (11 'x 6 ' work area) .Outside, the fully fenced backyard is a private oasis, surrounded by beautiful trees, cedar box planters, and a large two-tier deck with an exterior gas outlet—perfect for outdoor entertaining. A utility shed is also included for extra storage. This home is a rare find, combining modern elegance with practical design in a fantastic location. All offers to be left open for 24 hours.