



**61 Sunrise Crescent
Cochrane, Alberta**

MLS # A2193107



\$699,999

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,048 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Street Lighting		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	n/a		

Are you looking for the perfect property at the best price offered in Cochrane? This gorgeous house is impeccable and ready to steal your heart. This home is like new in the Cochrane community of Sunset Ridge, and situated immediately across the street from a developed park and greenspace. The entire house is just showing off with all the upgrades and usable, organized spaciousness. And that backyard will blow your mind for entertaining in the summer. With a huge porch, privacy screen and spacious yard, you don't need to do any more house shopping. This is "the one". **Upgrades include: 9" ceilings on the main and basement level, BBQ gas hookup, speakers throughout the entire home including on back deck with dual zone media, smart water softener, keyless entry, dual zone furnace, solar ready, green built certified, induction cooktop, hot water on demand, heated garage, EV charger ready in the garage, cat 5E run to all bedrooms and living rooms, R-value window coverings, walk in closets for every bedroom other than basement.