



**GRASSROOTS**  
REALTY GROUP

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**136 Sunrise Common  
Cochrane, Alberta**

**MLS # A2207017**



**\$824,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,252 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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, Mixed, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Dry Bar, Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Negotiable

Discover your dream home in the sought-after Sunset Ridge community of Cochrane! Nestled alongside picturesque park pathways, this property offers serene views and direct access to nature, making it an ideal haven for your family. Upon arrival, you'll be captivated by the elegant Hardie Board siding and the exposed concrete driveway, which enhance the home's curb appeal. The spacious double-car garage provides ample room for vehicles and storage. Enter into a welcoming open-concept living area with impressive 9-foot ceilings and a grand entryway that sets the tone for this expansive home. The bright main floor boasts a chef's kitchen featuring a gas range, a walk-through custom pantry, and a gas BBQ line for effortless outdoor cooking. The kitchen seamlessly connects to the living and dining areas, perfect for family gatherings and entertaining. The upper level hosts a generously sized primary bedroom, offering a tranquil retreat with plenty of space for relaxation. With three additional bedrooms and 3.5 bathrooms, there's ample room for the entire family. The oversized bonus room is perfect for a cozy media room, play area, or extra living space. The fully finished walk-out basement includes a dedicated office space, a rec room with a dry bar, and abundant space for entertainment and relaxation. It opens to a fully fenced backyard with access to the park pathways. This home combines style, functionality, and modern comforts. Don't miss the opportunity to make this exceptional property in Sunset Ridge your new home—schedule a tour today and start imagining your future here!