



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**94 Sunrise Crescent
Cochrane, Alberta**

MLS # A2209752



\$659,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,789 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vaulted Ceiling(s)		

Inclusions: all window coverings, garage door opener and remote

Welcome to this like-new, fully finished 4-bedroom, 4-bathroom home located in a quiet, family-friendly neighbourhood just steps from schools, parks, and green spaces. Thoughtfully upgraded and meticulously maintained, this home combines modern comfort with timeless style. Step inside and be greeted by a bright, open-concept main floor featuring vaulted ceilings, large windows, and a soft neutral palette that complements any décor. The kitchen is a true showstopper with full-height cabinetry, stainless steel appliances, and a spacious island—perfect for both everyday living and entertaining. Upstairs, you'll find 3 generous bedrooms, including a serene primary suite complete with a walk-in closet and private ensuite. The upper-level laundry offers added convenience for busy family life. The fully finished basement expands your living space with a 4th bedroom, full bath, and a flexible area ideal for a home office, gym, or playroom. Enjoy year-round comfort with central air conditioning, and added peace of mind with a water softener system already in place. Step outside to a large landscaped, fenced yard with a finished deck—perfect for outdoor dining or letting the kids and pets play safely. The double attached garage adds even more convenience. This home truly has it all—style, space, and a location that can't be beat. Don't miss your chance to call this stunning property home. Book your private tour today!