

21 Sunrise Heights Cochrane, Alberta

MLS # A2225009



\$515,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,565 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Central Vac and Attachments

This beautiful 3-bedroom attached home, built by Douglas Homes, is located in the sought-after, family-friendly community of Sunset Ridge. This home offers exceptional value and is perfect for a growing family. The two-storey layout features a bright and spacious main floor, front office (4th bedroom), a combination of laminate, tile, and carpet flooring, with a functional open-concept design. The kitchen boasts granite countertops, stainless steel appliances, soft close cabinets, and a large island — ideal for entertaining. A large family room with a warm cozy fireplace to complete the main level. Upstairs, you’ll find the master bedroom with a walk-in closet and a 4-piece ensuite, along with two additional generously sized bedrooms, a 4-piece main bathroom, and the convenience of upper-floor laundry. The basement is undeveloped and ready for your future designs. This sun-filled West-Facing backyard offers a spacious two tier deck with a gas BBQ hook-up and double-parking pad. Don’t miss your chance to own in this exciting community.