

**57 Sunrise Way**  
**Cochrane, Alberta**

**MLS # A2232969**



**\$500,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

<b>Inclusions:</b>	na
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This beautifully designed 1,200 sq ft home offers modern comfort, smart design, and timeless style. With 9' ceilings on the main floor and large, bright windows, every room feels open and inviting. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home is thoughtfully laid out for functional family living. The primary suite includes a private ensuite and a generous walk-in closet for your convenience. The kitchen is both stylish and practical with sleek quartz countertops, ample cabinetry, and plenty of counter space—perfect for cooking and entertaining. Enjoy rich hardwood floors that flow through the great room, dining nook, and kitchen, and elegant wrought iron railings that add a custom touch. Upstairs, you'll find the convenience of a dedicated laundry area. Step outside to your oversized 18' x 20' rear deck—ideal for summer BBQs—and a concrete pad at the base of the porch. A gravel parking pad is also included for added functionality. Whether you're starting fresh or looking to downsize without compromise, The Melbourne offers the perfect blend of comfort and quality. Come see why this home could be your next perfect move!