

64 Sunrise Terrace Cochrane, Alberta

MLS # A2325595

\$689,800



Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island		

Inclusions: various landscaping equipment to supplement the operation

Escape to an extraordinary family lifestyle in the highly desirable neighborhood of Sunset Ridge. This beautiful 1,763 sq ft, two-storey Excel Home sits on a MASSIVE, premium PIE-SHAPED lot with paved alley access, offering rare privacy and possible future potential for a detached garage/carriage suite (subject to town approval). Inside, enjoy an incredibly bright main floor with a cozy corner fireplace and a beautifully designed kitchen featuring granite countertops and a gas stove. Upstairs boasts three spacious bedrooms and a large, versatile bonus room perfect for movie nights, while a massive, undeveloped basement awaits your custom design. Step outside to your private, fully treed sanctuary. The expansive backyard features an established vegetable garden and is currently in peak fruit harvest season—book a tour today and you might just enjoy some fresh, tasty snacks right from the branches! Unwind under the stunning pergola at the center of it all, surrounded by mature trees that provide exceptional privacy. With local schools right inside the community and easy access to the main town centre, this property perfectly pairs convenience with luxury. Schedule your tour today!