587-899-3773
justin@realtyaces.ca

12 Sunrise View
Cochrane, Alberta

MLS # A2352167

$655,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,752 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-LD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub		

Inclusions: Waterfall art on stairway

Distinctive outdoor spaces, practical upgrades & timeless finishes define this Sunset Ridge home. Set on a prominent corner parcel in Sunset Ridge, 12 Sunrise View enjoys a leafy setting with mature trees, perennial gardens & open boulevard outlooks on three sides. Schools, parks, a neighbourhood pond & local conveniences are all within walking distance. Outdoor living is a standout feature: start the day on the southeast-facing wraparound porch with composite decking, then entertain on the impressive 30' x 20' professionally designed rear patio. Premium paving stones, decorative arbours, an outdoor fireplace, gas hookup, steel fencing & a garden shed create an inviting, private setting without the upkeep of a traditional lawn. Landscaping includes a passive watering system directing water through underground weeping tile to garden beds & buried electrical conduits ready for decorative lighting or fountains. Originally built as a show home, the property has been extensively personalized by its original owners with a focus on durability, storage & refined details. Step inside to discover an airy main floor with beautiful hardwood & tile surfaces, custom lighting & a welcoming living area centred around a stone-clad gas fireplace. The kitchen brings together quartz counters, a substantial stone-accented island, distinctive Portuguese tile, stainless steel appliances, under-cabinet illumination & smart pull-out storage. Patio access makes entertaining effortless. Both the front entry & the access from the attached garage are exceptionally functional, with custom cabinetry, organized storage & a convenient connection to the pantry. Upstairs, the primary bedroom captures mountain & boulevard views, complemented by a walk-in closet fitted with built-in drawers & organizers. Its private ensuite offers a relaxing soaker tub, separate shower, dual vessel sinks & waterfall faucets.

Two additional bedrooms have custom closet systems & are positioned together near the main bathroom. A dedicated laundry room with a built-in drying rack & a bright flex space ideal for a home office or reading area complete the upper floor. Downstairs, the fully finished basement adds room to spread out, with a fourth bedroom or flexible recreation room, a separate exercise/yoga area, a three-piece bathroom & a whimsical play nook beneath the stairs. Across the home, you'll appreciate the absence of carpet, custom blinds, primary-bedroom blackout curtains, updated LED fixtures, screwless switch plates, live-edge shelves & freshly painted walls and ceilings. Comfort & efficiency are supported by central air conditioning, a heat recovery ventilator, a 92% efficient furnace & a 75-gallon Marathon hot water tank. Central vacuum & Eufy security cameras add convenience. The finished 17' x 21' double attached garage once served as the builder's office. From the thoughtfully equipped interior to the beautifully established, easy-care grounds, this is a home designed to be enjoyed year-round.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of RE/MAX Realty Professionals. Information is believed to be reliable but not guaranteed.