# \$799,900 - 67 Sunrise Heath, Cochrane

MLS® #A2208161

## \$799,900

3 Bedroom, 3.00 Bathroom, 2,086 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

TRIPLE CAR ATTACHED GARAGE\_\_A Rare Find Indeed‹Discover exceptional value in this stunning 2,086 SF(RMS Size) residence, meticulously crafted by the esteemed Douglas Homes Master Builder.

Introducing the sought after Mount Rundle Model, featuring a sun-kissed South front exposureâ€ljust across the street from a walking/bike path and minutes from the future community centre.

This radiant and extraordinary 3-bedroom home with also a 3-piece bath on the mainâ€lis a true gem in today's market, brimming with upgrades tailored for you and your family.

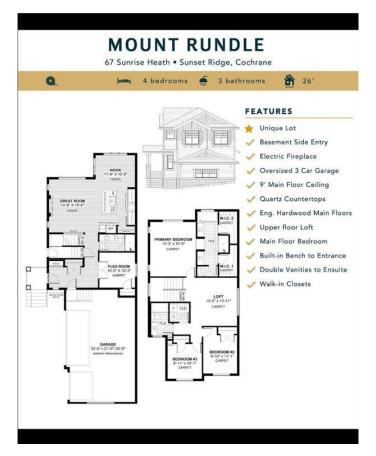
The open-concept main floor boasts 9' ceilings, expansive windows, and elegant engineered hardwood flooring, creating an airy and inviting atmosphere.

The sun-drenched dining area leads to a gorgeous kitchen, complete with a premium builder's grade appliance package, an impressive quartz island, and matching quartz countertops in the ensuite and hallway bathroom.

The stylish electric fireplace in the great room adds warmth and charm to the heart of the home.







Experience unparalleled luxury in the deluxe primary bedroom, featuring a lavish 5-piece ensuite with his-and-her closets and matching sinks.

The grand entrance and front foyer is spacious while the stairs to the upper floor is adorned with exquisite wrought iron railings and a bright, roomy loft.

The versatile flex room on the main level, complete with two 8-foot doors, is perfect for working from home or pursuing hobbies.

And…next to it is a 3 piece bath, this is a unique feature!

This sought-after floor plan in Sunset Ridge has been designed with your growing family in mind.

Rancheview K-8 School is just a few blocks away and the St. Timothy High School is at the south end of Sunset Ridge, just a few minutes drive away. The future community centre and a third school, once done, will only be a short walking distance.

Escaping into the mountains is about 40-45 minutes away on the scenic road. Driving back to the City of Calgary is only about 30 minutes and to your nearest Costco as well and around 45 minutes to the airport.

Embrace elegance and sophistication in this remarkable home â€" schedule your viewing today and seize this extraordinary opportunity. Don't miss out! \*\*\* Pictures from our Mount Rundle Model Showhome... 67 Sunrise Heath listing has a slightly different exterior & interior finishing package and layout than as shown in the pictures presented here.(Attention fellow agents: Please read the private remarks.)

### **Essential Information**

MLS® # A2208161 Price \$799,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,086
Acres 0.10
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 67 Sunrise Heath

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3C5

#### **Amenities**

Amenities None

Parking Spaces 6

Parking Driveway, Triple Garage Attached

# of Garages 3

## Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz

Counters, Recessed Lighting

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting

Lot Description Irregular Lot, Triangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 15th, 2025

Days on Market 121

Zoning R1

HOA Fees 153

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.