

# **\$555,000 - 39 Sunrise Way, Cochrane**

MLS® #A2218313

**\$555,000**

3 Bedroom, 3.00 Bathroom, 1,641 sqft

Residential on 0.06 Acres

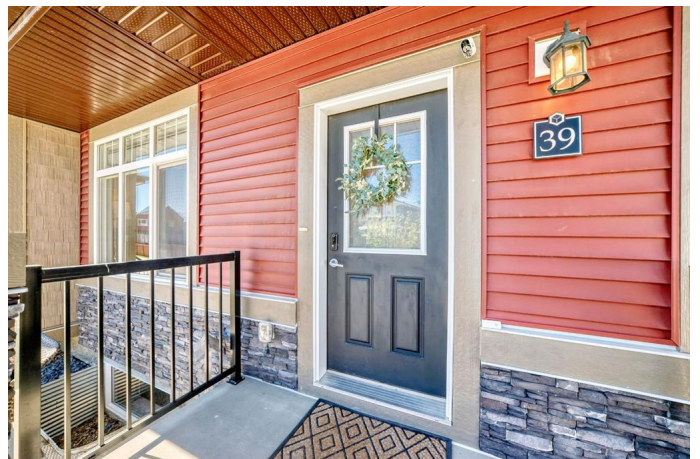
Sunset Ridge, Cochrane, Alberta

Welcome home to this bright and elegant Sunset Ridge duplex completed in 2020. Step inside to find the sleek and modern design and a home in excellent condition from top to bottom. 3 bedrooms total, 1641sf, double car garage and a spacious basement ready for your development ideas.

From the street side, enter the home into the spacious foyer with storage closet and room to unload. Living room off entry has additions that include a built-in fireplace with stylish mantle and nook area converted to your very own personal entertainment area. This unique space can be designed to fit any taste. Entertainment area, coffee bar, display shelving for personal memories; the choice is yours. Bar fridge is included for your convenience.

Bright kitchen opposite the dining area with room for full size table is well planned and designed for family functionality. There is space under the counter for bar stools to provide extra seating for guests and a colour pallet to suit a wide variety of tastes.

Enjoy the ability to prepare a meal while still being able to keep an eye on the kids or relax and take in the evening news or game. The back deck has room for a BBQ and Smoker and an in-built natural gas line. Step down to your ground level deck which extends all the way to your new double car garage, also with



natural gas line. Convenient path from the garage double sliding doors to your back door allows you to unload the groceries directly on those chilly winter evenings. Powerlift garage door exits directly to the back alley; a quiet space providing homeowner access and parking space for everyone.

Upstairs find the East facing primary bedroom for beautiful morning sun, in addition to the walk-in closet and beautiful ensuite with double vanity. Matching quartz counter tops in additional full bathroom on the upper floor. On the west side, find two good sized additional bedrooms with double closets.

This property offers something for everyone. Just starting out? This is a "no condo fee"™ option with room to grow. Downsizing but would still like a guest room or two and some space to make your own in the undeveloped basement? Look no further. Rancheview K-8 School is located a short walk or bike ride away and St. Timothy's Junior/Senior High School is just down the hill. Commercial area includes dentist, doctor, pharmacy, gas and convenience store, plus family dining options. Book your showing today!

Built in 2020

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2218313  |
| Price          | \$555,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,641     |
| Acres          | 0.06      |
| Year Built     | 2020      |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 39 Sunrise Way    |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C2S3            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Playground  |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Garage Door Opener, On Street |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Dry Bar          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings, Bar Fridge |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Full   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Living Room, Mantle  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed, Vinyl Siding, Wood Frame                        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 8th, 2025  
Days on Market        7  
Zoning                    R-MX  
HOA Fees                147  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            2% Realty

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