\$979,900 - 88 Sunrise Heath, Cochrane

MLS® #A2221292

\$979,900

3 Bedroom, 2.00 Bathroom, 1,379 sqft Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

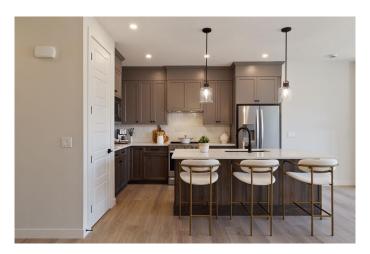
OPPORTUNITY ALERT! This is a rare opportunity to own a fully developed WALKOUT BUNGALOW in the sought after community of Sunset Ridge. This beautiful PIE SHAPED LOT backs green space and is walking distance to the K-8 school, playgrounds and beautiful walking paths connecting all the way to downtown and the Bow River! Introducing the ETHAN model. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes. A beautiful open concept layout with an incredible central kitchen complete with stainless steel appliances, quartz counter, large island and custom cabinetry. The adjacent living room is anchored by a gas fireplace and access to your back deck here. You'll find the spacious primary suite with 5pcs ensuite & laundry all on the main floor. 2 additional bedrooms, a generous games room and wet bar complete the lower level. Walkout to your large pie shaped lot. East Facing backyard to enjoy the morning sun & evenings!

Built in 2025

Essential Information

MLS® # A2221292 Price \$979,900

Bedrooms 3





Bathrooms 2.00

Full Baths 2

Square Footage 1,379

Acres 0.09 Year Built 2025

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 88 Sunrise Heath

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta

Postal Code T4C 0W3

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, See Remarks

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features None

Lot Description Back Yard, Pie Shaped Lot, \$

Roof Asphalt Shingle

Construction Composite Siding, Wood Fra

Foundation Poured Concrete

Additional Information

Date Listed May 14th, 2025

Days on Market 1

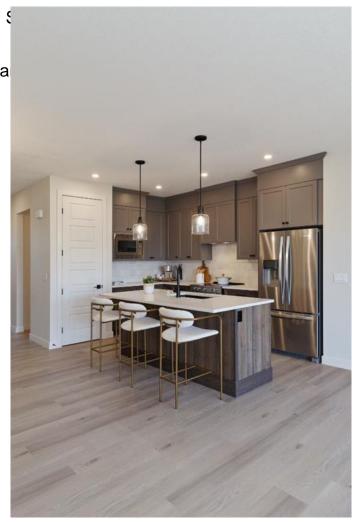
Zoning R-1

HOA Fees 140

HOA Fees Freq. ANN

Listing Details

Listing Office The Real Estate District



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