

# \$569,900 - 55 Sunrise Way, Cochrane

MLS® #A2212872

## \$569,900

4 Bedroom, 4.00 Bathroom, 1,348 sqft

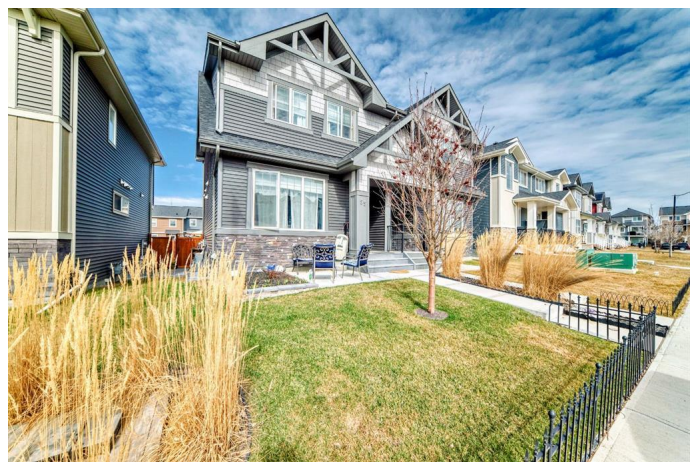
Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Experience true luxury with this immaculate, fully finished semi detached home featuring 4 bedroom, 3.5 bathrooms, double detached garage located in the sought after neighbourhood Sunset Ridge. The beautiful landscaped front yard with quaint front patio welcome you as soon as you arrive at this property. As you step into the welcoming foyer, which features a large closet for convenience, soaring 9-foot ceilings and rich floors leading you into the cozy living room with electric fireplace and large sun filled windows. The main floor is a bright and open-concept living space. The modern kitchen is a chef's dream, equipped stainless steel appliances, a classic tiled backsplash, elegant quartz countertops, upgraded lighting, and a spacious eat-up island perfect for entertaining. The charming dining area has plenty of space for the whole family and views of the private backyard.

Upstairs, the layout is thoughtfully designed with a nice sized primary suite that includes a walk-in closet and a beautifully appointed 3-piece ensuite, complete with a walk-in shower and quartz vanity. Two additional generously sized bedrooms with ample closet space, a shared 4-piece bathroom with quartz countertop and upper-level laundry, and a linen closet round out the upper floor.

The fully finished basement offers even more living space, featuring a cozy family room with



a barn wood built in entertainment area, electric fireplace, 4th bedroom, a modern 4-piece bathroom with in floor heating, vanity with storage and a jetted soaker tub for ultimate relaxation. The basement flooring is dry core laminate and all permits have been completed for the development. The perfect retreat for guests or rental potential.

Outside, the backyard is truly an oasis—boasting a back deck with storage underneath, an elegant patio with paver stones, fire pit, a dedicated dog run, landscaping with lawn and garden beds, and solar fence lighting for ambiance. The double detached garage adds extra convenience and privacy, and is equipped with plenty of storage shelves and alarm system. Located in a highly desirable community surrounded by nature, kms of walking paths, Ranchview K-8 School, St. Timothy's High School, shops and restaurants —truly a remarkable place to call home. Don't miss your chance to see this exceptional property!

Built in 2019

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2212872      |
| Price          | \$569,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,348         |
| Acres          | 0.06          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |

|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 55 Sunrise Way    |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2S3           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Other                              |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                         |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                    |
| Fireplaces        | Electric                                                                                                             |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full                                                                                                       |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                       |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                             |
| Construction      | Stone, Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                             |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 12   |
| Zoning         | R-MX |
| HOA Fees       | 150  |
| HOA Fees Freq. | ANN  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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