



DON'T GAMBLE WITH YOUR HOME.

**RE/MAX JACK**  
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ASSOCIATE

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12 Sunrise Crescent  
Cochrane, Alberta

MLS # A2238075



**\$649,900**

|           |                                                              |        |                   |
|-----------|--------------------------------------------------------------|--------|-------------------|
| Division: | Sunset Ridge                                                 |        |                   |
| Type:     | Residential/House                                            |        |                   |
| Style:    | 2 Storey                                                     |        |                   |
| Size:     | 1,779 sq.ft.                                                 | Age:   | 2015 (10 yrs old) |
| Beds:     | 3                                                            | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                       |        |                   |
| Lot Size: | 0.07 Acre                                                    |        |                   |
| Lot Feat: | Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape |        |                   |

|             |                                 |            |      |
|-------------|---------------------------------|------------|------|
| Heating:    | Fireplace(s), Forced Air        | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile            | Sewer:     | -    |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -    |
| Basement:   | Finished, Full                  | LLD:       | -    |
| Exterior:   | Stone, Vinyl Siding, Wood Frame | Zoning:    | R-LD |
| Foundation: | Poured Concrete                 | Utilities: | -    |
| Features:   | Kitchen Island                  |            |      |

Inclusions: N/A

Welcome to this spacious and well-appointed home in Sunset Ridge! With 1779 square feet of thoughtfully designed living space, this property offers the perfect combination of comfort and functionality for families and/or professionals! Inside you will find that the main floor features a bright and open concept, where the kitchen, dining room & living room flow seamlessly. Just off to the kitchen is the door to the backyard- a large back deck with a gas line (perfect for entertaining!), a fully fenced in yard, and back alley access awaits! Upstairs there is a generous sized bonus room, a convenient separate laundry room, and 3 bedrooms. The primary bedroom includes a walk-in closet and a private ensuite bathroom. The fully finished basement adds for even more living space- ideal for a home gym, media room, or space for the kids! This home is in a quiet neighbourhood that is located close to parks, scenic pathways, and schools. This a prime opportunity to enjoy the friendly lifestyle that Sunset Ridge is known for! Come see your new home today!