



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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## 88 Sunrise Heath Cochrane, Alberta

MLS # A2250581



# \$949,900

|                  |                                              |               |                  |
|------------------|----------------------------------------------|---------------|------------------|
| <b>Division:</b> | Sunset Ridge                                 |               |                  |
| <b>Type:</b>     | Residential/House                            |               |                  |
| <b>Style:</b>    | Bungalow                                     |               |                  |
| <b>Size:</b>     | 1,384 sq.ft.                                 | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                       |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                                    |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Pie Shaped Lot |               |                  |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Wood Frame      | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |

**Features:** Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Step into the perfect blend of location, luxury, and lifestyle in this fully developed walkout bungalow in Sunset Ridge, one of Cochrane's most sought-after family-friendly communities. Nestled on a pie-shaped lot backing a green-space pathway and playground, this home is ready for you to move in. Award-winning Aspen Creek Designer Homes presents the Ethan model, showcasing quality craftsmanship and thoughtful design at every turn. The open-concept main floor is anchored by a stunning kitchen featuring quartz countertops, a large island, custom cabinetry, and stainless steel appliances. The adjoining living room, complete with a cozy fireplace, opens onto a 17x10 deck, ideal for your morning coffee! The primary suite is a true retreat. Detailed with elegant wainscoting, it features a stand-alone soaking tub, spacious walk-in shower, dual vanities, and a custom walk-in closet with built-in shelving that conveniently connects to the walk-through laundry room. Neutral tones throughout create a timeless, sophisticated atmosphere. The walkout lower level offers room for everyone with a family/games area, a stylish wet bar, two additional bedrooms with a 4-piece bath in between, with plenty of storage and utility space. Outside is your east-facing backyard, perfect for soaking in the morning sun or enjoying the evening air. Sunset Ridge is known for its family-first amenities, including RancheView School (K-8) and St. Timothy's High School, multiple playgrounds, and an extensive network of walking paths that make weekend strolls and bike rides a breeze. With downtown Cochrane and the Bow River just minutes away, you can have both a peaceful neighbourhood lifestyle and easy access to everything the town offers. Book your showing today! Exterior Photo is an artist rendering only.

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