

# \$989,900 - 88 Sunrise Heath, Cochrane

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MLS® #A2221292

**\$989,900**

3 Bedroom, 2.00 Bathroom, 1,384 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

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 beautiful fireplace and access to your large 17x10 back deck. Back inside, you'll find the spacious primary suite with 5pcs ensuite & laundry completing this main floor. Downstairs and into a generous family/games room, 2 great sized bedroom w 4pcs bath in between, wet bar and ample storage/utility space. Walkout to your large pie shaped lot. East Facing backyard to enjoy the morning sun & evenings! Come see for yourself!



Built in 2025

## Essential Information

MLS® #                      A2221292

Price                         \$989,900

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,384       |
| 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, S |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Fra   |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 48             |
| Zoning         | R-1            |
| HOA Fees       | 140            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|



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