

\$765,900 - 72 Sunrise Heath, Cochrane

MLS® #A2265940

\$765,900

3 Bedroom, 3.00 Bathroom, 2,109 sqft
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Exceptional value in Sunset Ridge || Introducing the Mount Rundle by Douglas Homes Master Builder â€” a thoughtfully designed two-storey home with a full 9-ft walk-out basement, 3 + 1 bedrooms, 3 full bathrooms, and a flex room on the main floor. With its 26-ft wide design, this home balances modern comfort and practical living. The main floor features 9-ft ceilings, engineered hardwood floors, a bright great room with an electric fireplace, and a well-appointed kitchen with quartz countertops and stainless-steel appliances. A full bath and flex room on this level add everyday versatility â€” ideal for guests or a home office. Upstairs, youâ€™ll find a spacious loft and three bedrooms, including a primary suite with dual walk-in closets and a private ensuite with double vanities. A treated wood deck completes the rear yard for easy outdoor enjoyment. If you have a young family, RancheView School (Kâ€“8) is just a few blocks away and St. Timothy High School is only minutes down Sunset Boulevard. The future community centre and a third school, when thatâ€™s done, will be within short walking distance. Weekend escapes to the mountains are a scenic 40â€“45 minutes away, while your commute back to Calgary takes roughly 30 minutes â€” about the same to Costco and 45 to the airport.

Built in 2025



QUICK POSSESSION

MOUNT RUNDLE

72 Sunrise Heath • Sunset Ridge, Cochrane

3+1 bedrooms 3 bathrooms 26'

FEATURES

- ★ 9'-0" Walk-Out Basement
- ★ Main Floor Full Bath
- ✓ Electric Fireplace
- ✓ 9' Main Floor Ceiling
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floors
- ✓ Main Floor Flex Room
- ✓ Treated Wood Deck
- ✓ Built-in Bench to Entry
- ✓ Double Vanities to Ensuite
- ✓ Walk-in Closets
- ✓ Upper Floor Loft

Essential Information

MLS® #	A2265940
Price	\$765,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,109
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	72 Sunrise Heath
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3C5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

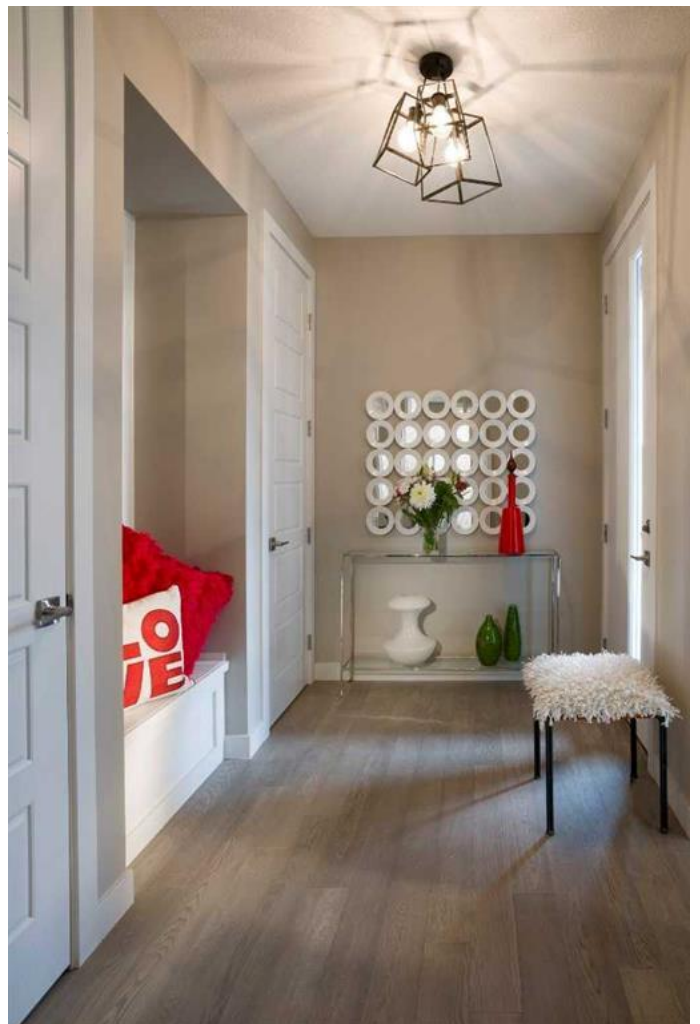
Exterior Features	Lighting
Lot Description	Back Yard, Rectangular Lot,
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	1
Zoning	R1
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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