

# \$549,900 - 41 Sunrise Heights, Cochrane

MLS® #A2251975

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,640 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

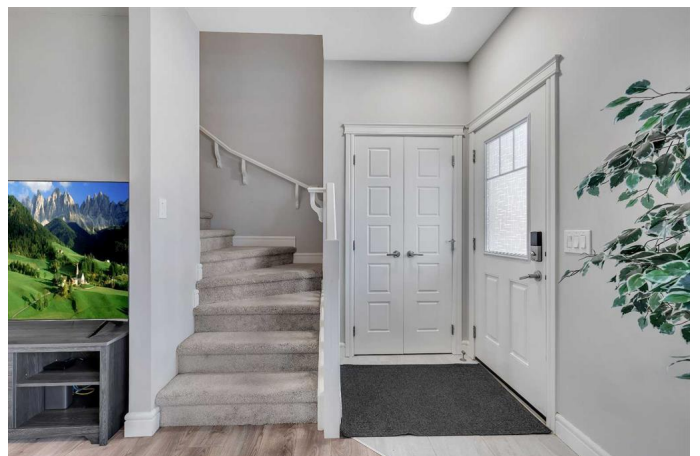
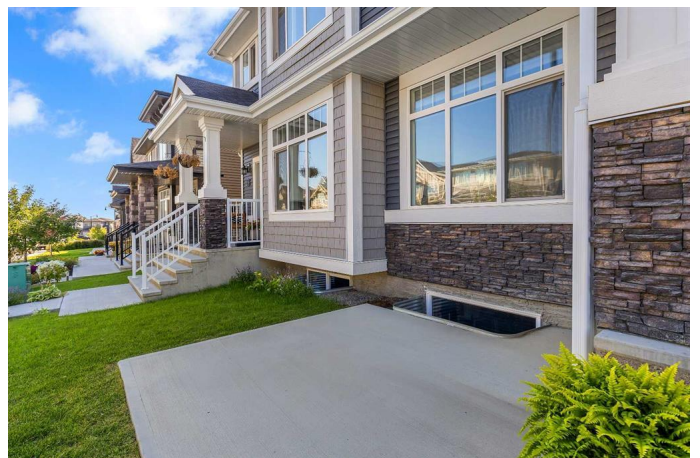
Welcome to 41 Sunrise Heights, Cochrane!

This stunning family home is a must-see, offering a bright and cheerful atmosphere with thoughtfully chosen finishes throughout. From the moment you walk in, you'll feel the warmth and comfort this home provides.

At the heart of the home is the stylish kitchen, featuring quartz countertops, tall white upper cabinets paired with modern grey lowers, and a large flat island that blends beautifully into the overall design. The kitchen opens to a spacious dining room and a cozy breakfast nook—perfect for everyday family meals or entertaining guests. It's the ideal gathering space, whether for quick weekday breakfasts or relaxed dinners with loved ones.

The main floor is designed with family living in mind. A generous living room provides the perfect place to unwind, while the dining area includes a built-in desk—an ideal spot for kids to finish homework or for a convenient home office setup.

Upstairs, you'll find three well-appointed bedrooms. The primary suite is a true retreat, complete with a private ensuite that includes quartz counters, double sinks, a luxurious soaker tub, and a separate shower. The additional bedrooms are generously sized, making them perfect for children, guests, or flexible use such as a playroom or study. Step outside to discover a backyard that's ready to be enjoyed. An oversized double detached garage offers secure parking, plenty



of storage, and extra space for hobbies or a workshop. The outdoor area provides lots of room for kids to play, gardening, or hosting summer barbecues.

Located just a few blocks from parks, walking paths, and biking trails, this home is ideally situated for families who love both comfort and an active lifestyle.

Built in 2020

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251975               |
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,640                  |
| Acres          | 0.06                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 41 Sunrise Heights |
| Subdivision | Sunset Ridge       |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2R9            |

### Amenities

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

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | None                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other, Private Yard                   |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Concrete, Stone, Vinyl Siding         |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 25                |
| Zoning         | R-MX              |
| HOA Fees       | 120               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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