

# \$549,900 - 39 Sunrise Heights, Cochrane

MLS® #A2252595

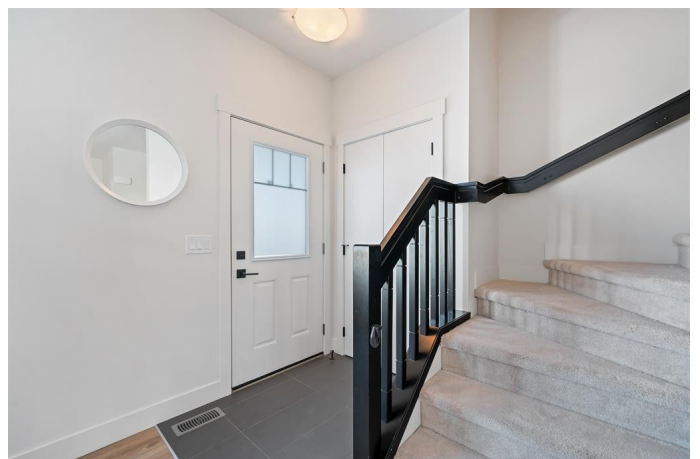
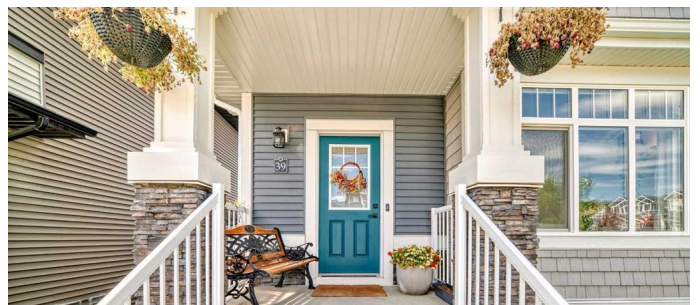
**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to YOUR new Home at 39 Sunrise Heights with almost 2300sqft of living space. Walking in to this open-plan concept 2 storey home with an abundance of light showing through, there is front & back entry ceramic tile & completed with beautiful laminate flooring. The 9ft ceilings and large windows allow for a bright airy feel with a large living room leading towards your dining room & generously sized kitchen with a flush marbled quartz breakfast bar, stainless steel appliances & 42" Upper Cabinets all with soft close feature and a gas line to the stove for future, if so required; completing the main floor is your half bath with ceramic tile flooring. Upstairs you find your good sized primary bedroom with a double closet plus a walk-in closet, a beautiful ensuite with a separate soaker tub & glass shower and dual sinks with quartz counters; Two more good size bedrooms, 4pc bath with quartz and an ample sized tiled floor laundry room with floor drain complete with a front load washer & dryer finishing off the upstairs. The basement is FULLY FINISHED with a large family/rec room, 4th bedroom, large flex room to be used as an office, games room, gym space or whatever suits the needs of your family; completing the lower level is a 3pc bathroom with infloor heat, clean modern fixtures and sizeable walk-in shower. Outside, your home is fully landscaped and fenced with a WEST FACING REAR YARD and a double detached garage that is insulated, drywalled AND HEATED; Remainder of Alberta New Home



Warranty. Don't Miss out on YOUR New HOME!

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2252595               |
| Price          | \$549,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,666                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 39 Sunrise Heights |
| Subdivision | Sunset Ridge       |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2R9            |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | None                                                                               |
| Parking Spaces | 2                                                                                  |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated |
| # of Garages   | 2                                                                                  |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Bathroom Rough-in, Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood                                                         |

|              |                                             |
|--------------|---------------------------------------------|
|              | Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air, Natural Gas                     |
| Cooling      | None                                        |
| Has Basement | Yes                                         |
| Basement     | Full                                        |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 69                |
| Zoning         | R-MX              |
| HOA Fees       | 146               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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