

**88 Sunrise Heath
 Cochrane, Alberta**

MLS # A2250581



\$949,900

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

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