

**72 Sunrise Heath  
 Cochrane, Alberta**

**MLS # A2265940**



**\$765,900**

|                  |                                         |               |                  |
|------------------|-----------------------------------------|---------------|------------------|
| <b>Division:</b> | Sunset Ridge                            |               |                  |
| <b>Type:</b>     | Residential/House                       |               |                  |
| <b>Style:</b>    | 2 Storey                                |               |                  |
| <b>Size:</b>     | 2,109 sq.ft.                            | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached, Driveway        |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot, Sloped Down |               |                  |

|                    |                                                                                                  |                   |    |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade                                                              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                                                                       | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |                   |    |

**Inclusions:** NONE

Exceptional value in Sunset Ridge || Introducing the Mount Rundle by Douglas Homes Master Builder &mdash; 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 &mdash; ideal for guests or a home office. Upstairs, you'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 (K&ndash;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 that's done, will be within short walking distance. Weekend escapes to the mountains are a scenic 40&ndash;45 minutes away, while your commute back to Calgary takes roughly 30 minutes &mdash; about the same to Costco and 45 to the airport.