

# \$649,900 - 12 Sunrise Crescent, Cochrane

MLS® #A2238075

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,779 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this spacious and well-appointed home in Sunset Ridge! With 1779 square feet of thoughtfully designed living space, this property offers the perfect combination of comfort and functionality for families and/or professionals! Inside you will find that the main floor features a bright and open concept, where the kitchen, dining room & living room flow seamlessly. Just off to the kitchen is the door to the backyard- a large back deck with a gas line (perfect for entertaining!), a fully fenced in yard, and back alley access awaits! Upstairs there is a generous sized bonus room, a convenient separate laundry room, and 3 bedrooms. The primary bedroom includes a walk-in closet and a private ensuite bathroom. The fully finished basement adds for even more living space- ideal for a home gym, media room, or space for the kids! This home is in a quiet neighbourhood that is located close to parks, scenic pathways, and schools. This a prime opportunity to enjoy the friendly lifestyle that Sunset Ridge is known for! Come see your new home today!



Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2238075  |
| Price     | \$649,900 |
| Bedrooms  | 3         |
| Bathrooms | 4.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,779       |
| Acres          | 0.07        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 12 Sunrise Crescent |
| Subdivision | Sunset Ridge        |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 0Z6             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

### **Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                              |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air                                                    |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Family Room, Gas                                                            |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 21              |
| Zoning         | R-LD            |
| HOA Fees       | 153             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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