

# \$949,900 - 112 Sunrise Heath, Cochrane

MLS® #A2250750

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,376 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Customize this home! Introducing the "Sophie" model. This beautiful 2 storey will be fully developed (YES! basement included!) backing a walking path on a quiet street. The open concept main floor is bright & airy - large windows bringing in all the natural light - showcasing the beautiful finishes throughout. The kitchen is incredible, complete with quartz counters, custom cabinetry, a spacious island and walk-thru pantry. Dramatic 2-storey staircase is the centrepiece! Upstairs, enjoy spacious bedrooms a bonus room & laundry. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250750    |
| Price          | \$949,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,376       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 112 Sunrise Heath |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2S4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Electric                                                                             |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Walk-Out                                                                       |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 26th, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 23   |
| Zoning         | R-LD |
| HOA Fees       | 147  |
| HOA Fees Freq. | ANN  |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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