

**132 Sunrise Common
Cochrane, Alberta**

MLS # A2177139



\$849,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,288 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	3
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.09 Acre		
Lot Feat:	Dog Run Fenced In, Lawn, Landscaped, Underground Sprinklers, Rectangula		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows

Inclusions: fridge in butler pantry, shed

Welcome to this beautiful, meticulously maintained home in the sought-after community of Sunset Ridge, recently named Cochrane's Best Neighborhood in 2024! This home combines stylish modern design with functional family living, featuring clean, contemporary décor and a captivating floor-to-ceiling tile surround fireplace in the great room. The covered front porch leads you into an open-concept main floor with a chef's kitchen that includes quartz countertops, a stunning island with a waterfall edge and wraparound seating. A pass-through butler's pantry offers additional storage, a beverage fridge, and open shelving for the perfect blend of form and function. The upper level opens to below, enhancing the home's spacious feel, and includes a versatile bonus room, ideal for cozy family movie nights. The upper floor has three bedrooms, including a luxurious primary suite with ample space to relax. Practicality meets style in the second-floor laundry room with a large countertop, laundry sink, and side-by-side washer and dryer. The walkout basement is a blank canvas awaiting your personal touch, ready to become whatever you imagine. Outside, the landscaped front and back yards come complete with underground sprinklers, and the backyard backs onto a peaceful walking path. Additional features include air conditioning, programmable holiday lighting in the soffit, a heated, epoxy-finished garage deep enough for a truck, and an extended, extra-wide driveway. Don't miss the opportunity to live in this move-in-ready home in Sunset Ridge. Schedule a viewing today and experience this remarkable community and home for yourself!