

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

MLS® #A2238075

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,779 sqft

Residential on 0.07 Acres

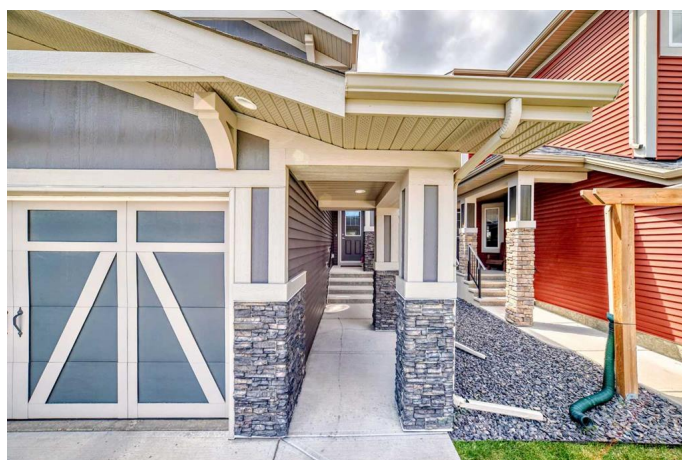
Sunset Ridge, Cochrane, Alberta

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	6
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	First Place Realty
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