

# \$549,900 - 39 Sunrise Heights, Cochrane

MLS® #A2252595

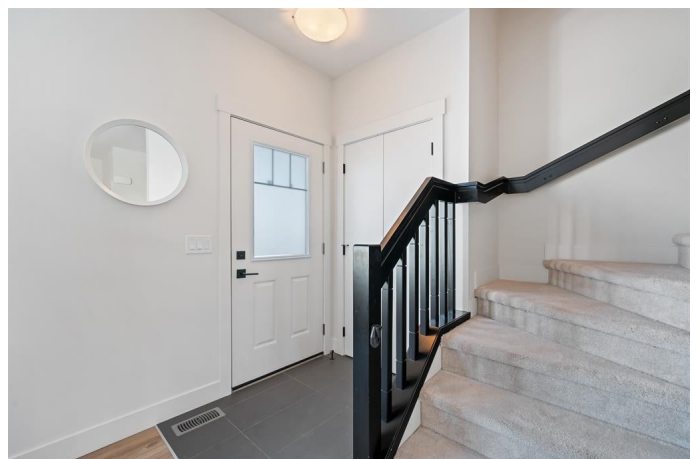
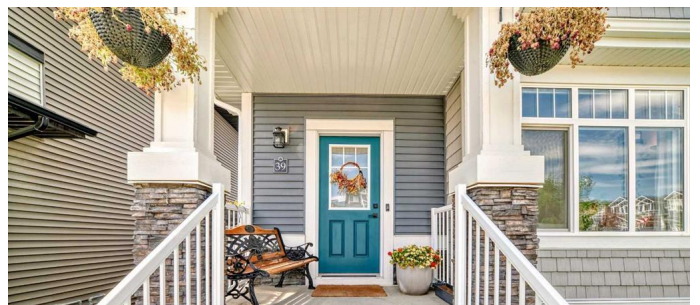
**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to YOUR new Home at 39 Sunrise Heights with almost 2300sqft of living space. Walking in to this open-plan concept 2 storey home with an abundance of light showing through, there is front & back entry ceramic tile & completed with beautiful laminate flooring. The 9ft ceilings and large windows allow for a bright airy feel with a large living room leading towards your dining room & generously sized kitchen with a flush marbled quartz breakfast bar, stainless steel appliances & 42" Upper Cabinets all with soft close feature and a gas line to the stove for future, if so required; completing the main floor is your half bath with ceramic tile flooring. Upstairs you find your good sized primary bedroom with a double closet plus a walk-in closet, a beautiful ensuite with a separate soaker tub & glass shower and dual sinks with quartz counters; Two more good size bedrooms, 4pc bath with quartz and an ample sized tiled floor laundry room with floor drain complete with a front load washer & dryer finishing off the upstairs. The basement is FULLY FINISHED with a large family/rec room, 4th bedroom, large flex room to be used as an office, games room, gym space or whatever suits the needs of your family; completing the lower level is a 3pc bathroom with infloor heat, clean modern fixtures and sizeable walk-in shower. Outside, your home is fully landscaped and fenced with a WEST FACING REAR YARD and a double detached garage that is insulated, drywalled AND HEATED; Remainder of Alberta New Home



Warranty. Don't Miss out on YOUR New HOME!

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2252595               |
| Price          | \$549,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,666                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 39 Sunrise Heights |
| Subdivision | Sunset Ridge       |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2R9            |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | None                                                                               |
| Parking Spaces | 2                                                                                  |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated |
| # of Garages   | 2                                                                                  |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Bathroom Rough-in, Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood                                                         |

|              |                                             |
|--------------|---------------------------------------------|
|              | Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air, Natural Gas                     |
| Cooling      | None                                        |
| Has Basement | Yes                                         |
| Basement     | Full                                        |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 68                |
| Zoning         | R-MX              |
| HOA Fees       | 146               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.