

# \$799,900 - 36 Sunrise Crescent, Cochrane

MLS® #A2259386

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,197 sqft

Residential on 0.17 Acres

Sunset Ridge, Cochrane, Alberta

This beautifully upgraded two-storey with a fully developed basement offers over 3,000 sq ft of living space and an exceptional lifestyle. Perfectly situated on a spacious PIE lot backing onto an alleyway, the property stands out with refreshed landscaping, raised garden beds framed in black iron, flourishing perennials, and a treated wood 2-tier deck overlooking the yard. With plenty of space for summer BBQs, gardening, or even the potential for RV parking, the backyard is built for entertaining and family fun. Step inside and you are welcomed by a bright and inviting layout with hardwood and tile floors, upgraded lighting, and thoughtful finishes throughout. The show-stopping great room boasts 18-foot ceilings, open-to-above design, and a dramatic wall of floor-to-ceiling windows that flood the space with natural light. The chef's kitchen offers sleek cabinetry, upgraded appliances, a large central island, modern fixtures, and a walkthrough pantry conveniently connected to the mudroom and laundry. The open flow into the dining area makes this level ideal for both casual family meals and formal entertaining. A private office/den provides the perfect spot for working from home, and a stylish two-piece bath completes the main floor. Upstairs, you'll find three spacious bedrooms including a primary suite with mountain views, a large walk-in closet, and a spa-inspired 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. A bonus room with vaulted ceilings offers the perfect gathering



place for family movie nights, a playroom, or simply a quiet retreat. A full 4-piece bathroom completes the upper level. The fully developed basement extends your living space with endless possibilities, whether it's a home gym, recreation area, or media room. A full bathroom and plenty of storage add to the functionality. Additional highlights include LVP flooring on all 3 levels, custom blinds, a heated garage, upgraded interior and exterior lighting, and a beautifully maintained exterior with stained fence and deck. This move-in ready home combines style, comfort, and practicality in a highly sought-after community. A perfect fit for families looking to enjoy both space and modern upgrades.

Built in 2015

**Essential Information**

MLS® #	A2259386
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,197
Acres	0.17
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	36 Sunrise Crescent
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 0Z9

### **Amenities**

Amenities Park, Playground  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Awning(s), BBQ gas line, Lighting, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, Pie Shaped Lot, Private, See Remarks, Sloped Down, Street Lighting, Treed  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed September 23rd, 2025  
Days on Market 1  
Zoning R-LD  
HOA Fees 153  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

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