# \$625,000 - 4 Sunrise Crescent, Cochrane

MLS® #A2215183

## \$625,000

3 Bedroom, 3.00 Bathroom, 1,764 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Find Your Happy Place! This lovely family home located in the well sought after community of Sunset Ridge. New carpet thru-out, freshly painted, new upgraded light fixtures. Located on a corner lot, the large south-facing backyard with fresh new sod in that is fully fenced and the convenience of having a back alley. The main floor offers an open floor plan with wide plank hardwood flooring. The kitchen is open to both the dining nook and living room with gas fireplace. Large windows and a big patio door offer lots of natural light and access to the backyard. Double Attached Garage and mudroom and two piece powder room. On the second floor you will find a wonderful large bonus room with vaulted ceilings, separate laundry room, 3 bedrooms & 2 full bathrooms including the master with walk-in closet, and spa like ensuite with a soaker tub, water closet and separate toilet area. This is the perfect family home, come check it out today.

Built in 2015

#### **Essential Information**

MLS® # A2215183 Price \$625,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1







Square Footage 1,764
Acres 0.10
Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 4 Sunrise Crescent

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C0Z6

### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Pantry, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance

Landscape, Street Lighting, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 26th, 2025

Days on Market 3

Zoning R-LD

HOA Fees 147

HOA Fees Freq. ANN

# **Listing Details**

Listing Office First Place Realty

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