

# \$849,900 - 133 Sunrise Heath, Cochrane

MLS® #A2205847

## \$849,900

3 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.09 Acres

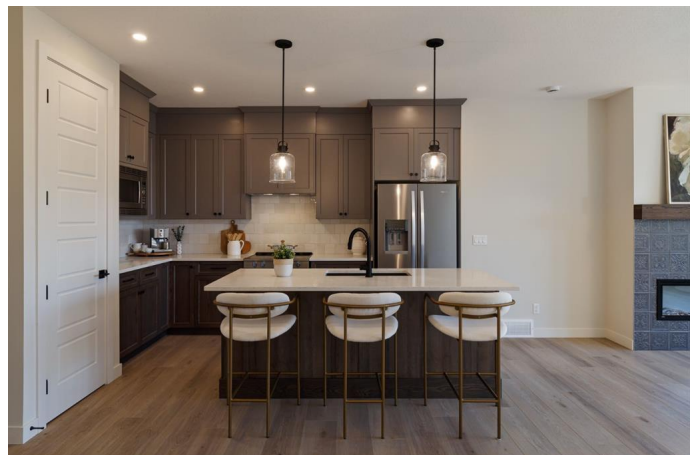
Sunset Ridge, Cochrane, Alberta

This is a rare opportunity to own a fully developed BUNGALOW in the sought after community of Sunset Ridge. Not only that, it's a corner lot, walking distance to the K-8 school, playgrounds and beautiful walking paths connecting all the way to downtown and the Bow River! Introducing the ETHAN model. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes. A beautiful open concept layout including a den, laundry and primary suite on the main floor. The central kitchen is incredible with stainless steel appliances, a beautiful quartz counter & island and custom cabinetry. The adjacent living room is anchored by a gas fireplace and access to your back deck here. 2 additional bedrooms, a generous games room and wet bar complete the lower level. West Facing backyard is the cherry on top!

Built in 2025

## Essential Information

MLS® #	A2205847
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.09



Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	133 Sunrise Heath
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3C5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 7th, 2025
Days on Market	17
Zoning	R-1
HOA Fees	140
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	The Real Estate District
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