

# \$949,900 - 116 Sunrise Heath, Cochrane

MLS® #A2252112

**\$949,900**

3 Bedroom, 3.00 Bathroom, 2,307 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Customize this home! Introducing the "Shelby" model. This beautiful 2 storey will be fully developed (YES! basement included!) backing a walking path on a quiet street. The open concept main floor is bright & airy - large windows bringing in all the natural light - showcasing the beautiful finishes throughout. The kitchen is incredible, complete with quartz counters, custom cabinetry, a spacious island and walk-thru pantry. Upstairs, enjoy spacious bedrooms a bonus room & laundry. 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.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252112    |
| Price          | \$949,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,307       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 116 Sunrise Heath |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2S4           |

## 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        | Electric                                                                      |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full, Walk-Out                                                      |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 40                |
| Zoning         | R-LD              |
| HOA Fees       | 146               |
| HOA Fees Freq. | ANN               |

**Listing Details**

Listing Office                      The Real Estate District

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.