

# \$899,900 - 133 Sunrise Heath, Cochrane

MLS® #A2205847

**\$899,900**

3 Bedroom, 3.00 Bathroom, 1,420 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 an office/den, laundry and primary suite all 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 rough-in for a wet bar complete the lower level. West Facing backyard is the cherry on top!

Built in 2025



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2205847  |
| Price          | \$899,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,420     |

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

### **Exterior**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 70              |
| Zoning         | R-1             |
| HOA Fees       | 140             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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