

# \$669,000 - 77 Sunrise Crescent, Cochrane

MLS® #A2185513

**\$669,000**

4 Bedroom, 4.00 Bathroom, 1,980 sqft  
Residential on 0.09 Acres

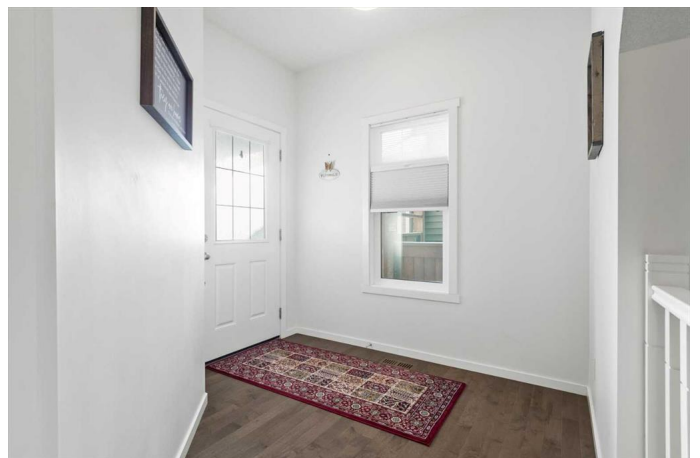
Sunset Ridge, Cochrane, Alberta

Welcome to this fully developed two-story home offering over 2,700 sq. ft. of beautifully developed living space, designed for both comfort and style. Located directly across from a family-friendly park, this show-home quality property meets and exceeds all living needs for a family of today.

Your open space main floor is highlighted by nine-foot ceilings set upon hardwood floors where you will enjoy the freedom of a large gourmet kitchen with its 7-foot quartz island. Upgraded stainless appliances with a stainless-steel chimney hood fan are offset by an exquisite stone backsplash. Contemporary grey cabinetry with soft-close drawers is joined by a walk-in pantry to provide for all storage needs.

The ambiance of the adjoining dining room and living room is centred upon an exquisite floor to ceiling stone gas fireplace and enhanced by natural light flowing in through windows facing to the west. Hunter Douglas blinds throughout most of main floor.

Upstairs, you'll find three well-appointed bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite featuring double sinks and a relaxing soaker tub. The master includes a wall mounted electric fireplace and generous walk-in closet. A vaulted bonus room is an extraordinary living and media space with picturesque views of the park across the street. Take note of the



upper-level laundry room with its functional counter-top and cabinetry. The recently completed lower level offers a family room with its elegant wall mounted electric fireplace and an additional bedroom with enhanced potential for becoming that sought-after craft/hobby space with an inset utility sink. A stunning 3-piece bathroom includes an oversized walk-in shower finished with contemporary ceramic tile. Ample space for storage has been created in the over-sized utility/mechanical room. The expanded double garage features ample space to comfortably park both a family car and a truck. Note the extra height also. In addition, a dedicated workshop area provides the perfect space for DIY projects, tool storage, or hobbies. ( 11 'x 6 ' work area) .Outside, the fully fenced backyard is a private oasis, surrounded by beautiful trees, cedar box planters, and a large two-tier deck with an exterior gas outletâ€”perfect for outdoor entertaining. A utility shed is also included for extra storage. This home is a rare find, combining modern elegance with practical design in a fantastic location. All offers to be left open for 24 hours.

Built in 2017

### **Essential Information**

MLS® #	A2185513
Price	\$669,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,980
Acres	0.09
Year Built	2017

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	77 Sunrise Crescent
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z6

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Storage
Lot Description	Back Yard, Garden, Landscaped, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 4th, 2025

Days on Market       62

Zoning                 R-LD

HOA Fees              153

HOA Fees Freq.      ANN

### **Listing Details**

Listing Office         RE/MAX Real Estate (Mountain View)

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.