

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

MLS® #A2215183

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,764 sqft

Residential on 0.10 Acres

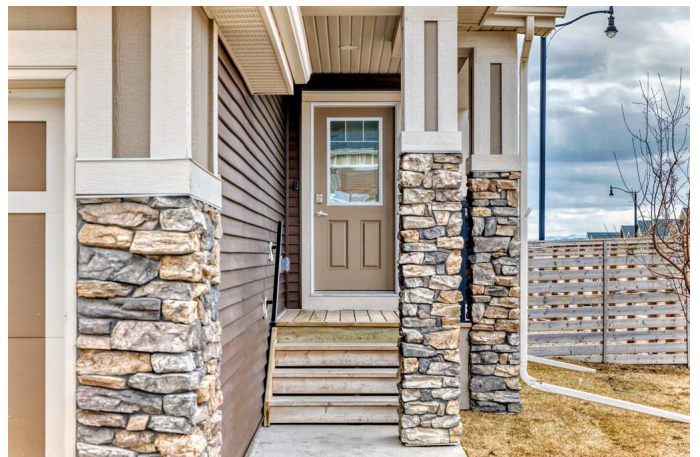
Sunset Ridge, Cochrane, Alberta

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	6
Zoning	R-LD
HOA Fees	147
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
----------------	--------------------

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