

\$829,900 - 204 Sunrise Common, Cochrane

MLS® #A2260174

\$829,900

3 Bedroom, 3.00 Bathroom, 2,145 sqft

Single Family on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

204 Sunrise Common is a remarkable home and offers over 2,100 sq ft of beautifully designed living space. It features a heated garage with an extended area, complete with a workshop space, an 8Ft door, a sink with hot and cold water access, and a separate side entrance for convenient yard access. The lovely backyard backs to a future walking path and green space, featuring a fantastic deck with a pergola, a built-in bar table, a gas hookup for a BBQ, and a fire table, making it perfect for outdoor gatherings. Inside, you'll be greeted by high ceilings, highlighted by a magnificent gas fireplace surrounded by floor-to-ceiling stone. A walkthrough pantry connects the garage to the kitchen, equipped with California closet organizers, ceiling height cabinets. Culinary enthusiasts will appreciate the six-burner gas range, built-in microwave, quartz countertops, and spacious island, all ideal for entertaining guests. James Hardie siding creates stunning curb appeal along with the landscaped yard. Upstairs, a convenient laundry area features a countertop, and a built-in drying rack, enhancing the home's functionality. The bonus room boasts vaulted ceilings, creating an airy atmosphere while also offering scenic mountain views. All the bathrooms have quartz countertops with under mount sinks. The 4 pc primary ensuite features a fully tiled oversized shower and a dual vanity. The unfinished basement provides endless possibilities for customization to suit your personal style. This exceptional home



perfectly blends comfort, style, and practicality, and is located near Ranchview K-8 School, St. Tim's 8-12 High School, shopping, walking paths, and parks in the family-friendly neighborhood of Sunset. Donâ€™t miss this incredible opportunityâ€”schedule your showing today! (id:6289)

Built in 2021

Essential Information

Listing #	A2260174
Price	\$829,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,145
Acres	0.10
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	204 Sunrise Common
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C2R9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, No neighbours behind, Closet Organizers, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Window Coverings, Washer & Dryer
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Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Composite Siding
Exterior Features	Fruit trees, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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