# \$799,900 - 51 Sunrise Heath, Cochrane

MLS® #A2256885

# \$799,900

3 Bedroom, 3.00 Bathroom, 2,295 sqft Residential on 0.13 Acres

Sunset Ridge, Cochrane, Alberta

Full Bath on Main, Basement Side Entry, Vaulted Bonus Room and a 3 Car Garage with a South Facing Front!!

Welcome to a unique opportunity in today's competitive real estate market! This impeccable 3+1 bedroom home is brought to you by the renowned Douglas Homes Master Builder. Presenting the coveted Scottsdale-3 Model, this sun-soaked residence boasts a South-facing front and is conveniently located just a short walk to the future community center in Sunset Ridge.

## Elegance Meets Practicality:

Step inside and be captivated by the abundance of upgrades awaiting you and your family. The main floor welcomes you with an open layout, soaring 9-foot ceilings, and grand 8-foot tall doors. Natural light floods the space through large windows, highlighting the beautiful engineered hardwood flooring throughout.

## A Culinary Oasis:

The heart of this home showcases a spacious dining area and a kitchen that will inspire your inner chef. Revel in the high-end builder's grade appliance package and the striking quartz countertops that adorn every surface. On chilly evenings, gather around the stylishly warm and cozy electric fireplace, creating cherished family memories.







#### Serene Retreat:

The deluxe primary suite offers a tranquil escape with two generously-sized walk-in closets and his and her's vanity & sinks - a true oasis of relaxation. An additional feature is the large bedroom/flex room on the main floor with two 8-foot doors, ideal for those working from home or as a versatile space to suit your needs.

## Community Perks:

For families, this location is a dream come true. Rancheview K-8 School is just a few blocks away, and St. Timothy High School is a short drive south. The future community center and a third school, in the pipeline, will be within walking distance.

Convenience and Adventure Await:

Escape into the mountains, just 40-45 minutes away on the scenic route. The city of Calgary is a quick 30-minute drive, as is to your nearest Costco, while the airport is an easy 45-minute commute.

#### Your Forever Home Awaits:

If you've been searching for the perfect fit for your growing family, this exquisite and elegant home is the answer. But don't hesitate; opportunities like this are rare. A brand new 4-bedroom home at this price won't last long. Act now and make it yours today!

Pictures from our Scottsdale-3 Model Showhome. This listing has a slightly different exterior & interior finishing package than as shown in the pictures presented here...(Attention fellow agents: Please read the private remarks.)

Built in 2025

#### **Essential Information**

MLS® # A2256885 Price \$799,900

3 Bedrooms 3.00 Bathrooms

**Full Baths** 3

Square Footage 2,295 Acres 0.13 Year Built 2025

Type Residential Sub-Type Detached Style 2 Storey Status Active

# **Community Information**

Address 51 Sunrise Heath

Subdivision Sunset Ridge

City Cochrane

County **Rocky View County** 

Province Alberta Postal Code T4C 3C5

#### **Amenities**

**Amenities** None

**Parking Spaces** 6

**Parking** Driveway, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry,

Quartz Counters, Recessed Lighting, Separate Entrance

**Appliances** Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator

Forced Air Heating

Cooling None Fireplace Yes # of Fireplaces 1

**Fireplaces Electric** 

Has Basement Yes

Full, Unfinished Basement

#### **Exterior**

Exterior Features Lighting

Lot Description Flag Lot, Irregular Lot, Reverse Pie Shaped Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed September 15th, 2025

Days on Market 46

Zoning R1

HOA Fees 153

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Canyon Creek

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