

# \$659,000 - 94 Sunrise Crescent, Cochrane

MLS® #A2209752

**\$659,000**

4 Bedroom, 4.00 Bathroom, 1,789 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this like-new, fully finished 4-bedroom, 4-bathroom home located in a quiet, family-friendly neighbourhood just steps from schools, parks, and green spaces. Thoughtfully upgraded and meticulously maintained, this home combines modern comfort with timeless style. Step inside and be greeted by a bright, open-concept main floor featuring vaulted ceilings, large windows, and a soft neutral palette that complements any décor. The kitchen is a true showstopper with full-height cabinetry, stainless steel appliances, and a spacious island—perfect for both everyday living and entertaining. Upstairs, you'll find 3 generous bedrooms, including a serene primary suite complete with a walk-in closet and private ensuite. The upper-level laundry offers added convenience for busy family life. The fully finished basement expands your living space with a 4th bedroom, full bath, and a flexible area ideal for a home office, gym, or playroom. Enjoy year-round comfort with central air conditioning, and added peace of mind with a water softener system already in place. Step outside to a large landscaped, fenced yard with a finished deck—perfect for outdoor dining or letting the kids and pets play safely. The double attached garage adds even more convenience. This home truly has it all—style, space, and a location that can't be beat. Don't miss your chance to call this stunning property home. Book your private tour today!



Built in 2015

## Essential Information

MLS® #	A2209752
Price	\$659,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,789
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	94 Sunrise Crescent
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z7

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	Quartz Counters, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	8
Zoning	R-LD
HOA Fees	140
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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