

# \$569,000 - 39 Sunrise Heights, Cochrane

MLS® #A2252595

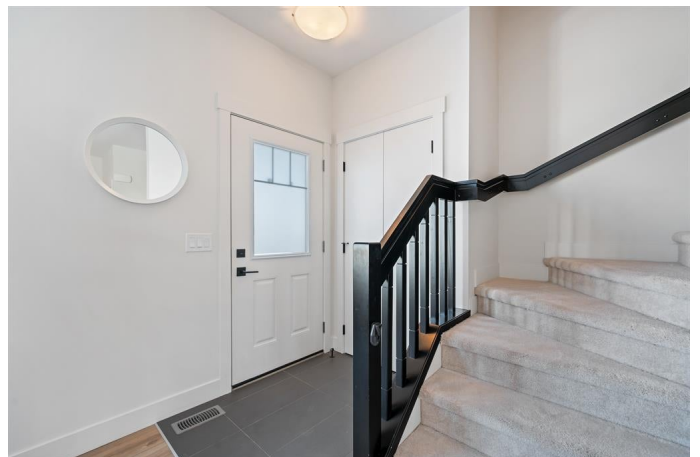
**\$569,000**

4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to YOUR new Home at 39 Sunrise Heights with almost 2300sqft of living space. Walking in to this open-plan concept 2 storey home with an abundance of light showing through, there is front & back entry ceramic tile & completed with beautiful laminate flooring. The 9ft ceilings and large windows allow for a bright airy feel with a large living room leading towards your dining room & generously sized kitchen with a flush marbled quartz breakfast bar, stainless steel appliances & 42" Upper Cabinets all with soft close feature and a gas line to the stove for future, if so required; completing the main floor is your half bath with ceramic tile flooring. Upstairs you find your good sized primary bedroom with a double closet plus a walk-in closet, a beautiful ensuite with a separate soaker tub & glass shower and dual sinks with quartz counters; Two more good size bedrooms, 4pc bath with quartz and an ample sized tiled floor laundry room with floor drain complete with a front load washer & dryer finishing off the upstairs. The basement is FULLY FINISHED with a large family/rec room, 4th bedroom, large flex room to be used as an office, games room, gym space or whatever suits the needs of your family; completing the lower level is a 3pc bathroom with infloor heat, clean modern fixtures and sizeable walk-in shower. Outside, your home is fully landscaped and fenced with a WEST FACING REAR YARD and a double detached garage that is insulated, drywalled AND HEATED; Remainder of Alberta New Home



Warranty. Don't Miss out on YOUR New HOME!

Built in 2019

### Essential Information

MLS® #	A2252595
Price	\$569,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	39 Sunrise Heights
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R9

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Zoning	R-MX
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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