

# \$649,999 - 96 Sunrise Terrace, Cochrane

MLS® #A2236367

**\$649,999**

4 Bedroom, 4.00 Bathroom, 1,757 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome home, to this beautifully designed home that is sure to tick off all the boxes on your list! Located on a large corner lot, with back alley access and additional space for RV parking! The first thing you notice when you step inside is how much natural light fills the home, making it feel warm and welcoming! The kitchen features granite counter tops and stainless steel appliances with an open concept that flows seamlessly into the living room. Upstairs there are 3 additional bedrooms and a large bonus room, with mountain views! The large Primary bedroom has a large walk-in closet and a 4 piece ensuite. The fully finished basement features an additional bedroom and full bathroom, and has an excellent space for the kids playroom, a home gym, an extra living area or even a home office. Sunset Ridge has so much to offer; parks, playgrounds, walking paths, restaurants and more! All within a short walk from your new home. Come see your forever home, today!

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2236367  |
| Price      | \$649,999 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,757       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 96 Sunrise Terrace |
| Subdivision | Sunset Ridge       |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 0V3            |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | None                                                              |
| Parking Spaces | 5                                                                 |
| Parking        | Double Garage Attached, Driveway, Alley Access, RV Access/Parking |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s), Double Vanity, No Smoking Home |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Oven                      |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Full                                                              |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Level |
| Roof              | Asphalt Shingle                                                                |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 117            |
| Zoning         | R-LD           |
| HOA Fees       | 153            |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

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