

# \$649,900 - 12 Sunrise Crescent, Cochrane

MLS® #A2238075

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,779 sqft

Residential on 0.07 Acres

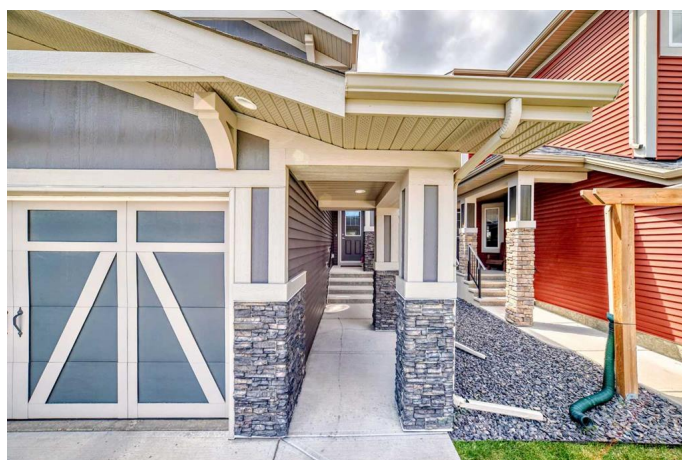
Sunset Ridge, Cochrane, Alberta

Welcome to this spacious and well-appointed home in Sunset Ridge! With 1779 square feet of thoughtfully designed living space, this property offers the perfect combination of comfort and functionality for families and/or professionals! Inside you will find that the main floor features a bright and open concept, where the kitchen, dining room & living room flow seamlessly. Just off to the kitchen is the door to the backyard- a large back deck with a gas line (perfect for entertaining!), a fully fenced in yard, and back alley access awaits! Upstairs there is a generous sized bonus room, a convenient separate laundry room, and 3 bedrooms. The primary bedroom includes a walk-in closet and a private ensuite bathroom. The fully finished basement adds for even more living space- ideal for a home gym, media room, or space for the kids! This home is in a quiet neighbourhood that is located close to parks, scenic pathways, and schools. This a prime opportunity to enjoy the friendly lifestyle that Sunset Ridge is known for! Come see your new home today!

Built in 2015

## Essential Information

MLS® #	A2238075
Price	\$649,900
Bedrooms	3
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,779
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	12 Sunrise Crescent
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z6

### **Amenities**

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

### **Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	5
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.