

## 12 Sunrise Heights Cochrane, Alberta

MLS # A2165412



# \$510,000

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Treed		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Tankless Hot Water		

**Inclusions:** Vacuum & Attachments, Alarm Hardware

Imagine this: You and your partner are in your tiny, cramped apartment. The kitchen barely fits you both, and your "yard" is a small balcony with a single potted plant. You dream of having space—real space—a backyard where you can unwind, a kitchen big enough to cook together without bumping elbows, and a community where your future feels bright and secure. Now picture this: You wake up in your spacious 3-bedroom home in Sunset Ridge, Cochrane. You pour your morning coffee and step out into your beautifully landscaped backyard, breathing in the fresh air as you gaze at the majestic views of the Rocky Mountains. Inside, your sleek modern kitchen with stunning Polaire Quartz countertops invites you to cook breakfast together. The open floor plan means you're always connected with each other, whether you're in the dining room or relaxing in the living room. Upstairs, your luxurious master suite awaits, complete with a spa-like ensuite for those peaceful, unwinding moments at the end of the day. This isn't a dream. This could be your new reality. Here's how you make it happen: this home in Sunset Ridge is ready for you right now. It has everything you've been wishing for—and more. Spacious rooms for future growth, a private oasis of a backyard, and the warmth of a community that's perfect for building a life together. Not to mention, it's just a short drive to Calgary, offering you the perfect balance of a peaceful, family-friendly neighborhood and city convenience. Why settle for "making do" when the home you've been dreaming of is waiting for you? Take the first step today. Book a tour and see for yourself. This is your chance to upgrade your life, to give yourself and your partner the home and lifestyle you deserve.