

# \$849,900 - 133 Sunrise Heath, Cochrane

MLS® #A2205847

## \$849,900

3 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

This is a rare opportunity to own a fully developed BUNGALOW in the sought after community of Sunset Ridge. Not only that, it's a corner lot, walking distance to the K-8 school, playgrounds and beautiful walking paths connecting all the way to downtown and the Bow River! Introducing the ETHAN model. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes. A beautiful open concept layout including a den, laundry and primary suite on the main floor. The central kitchen is incredible with stainless steel appliances, a beautiful quartz counter & island and custom cabinetry. The adjacent living room is anchored by a gas fireplace and access to your back deck here. 2 additional bedrooms, a generous games room and wet bar complete the lower level. West Facing backyard is the cherry on top!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2205847  |
| Price          | \$849,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,418     |
| Acres          | 0.09      |



|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 133 Sunrise Heath |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3C5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator        |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 10              |
| Zoning         | R-1             |
| HOA Fees       | 140             |
| HOA Fees Freq. | ANN             |

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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