

# \$989,900 - 88 Sunrise Heath, Cochrane

MLS® #A2221292

**\$989,900**

3 Bedroom, 2.00 Bathroom, 1,384 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

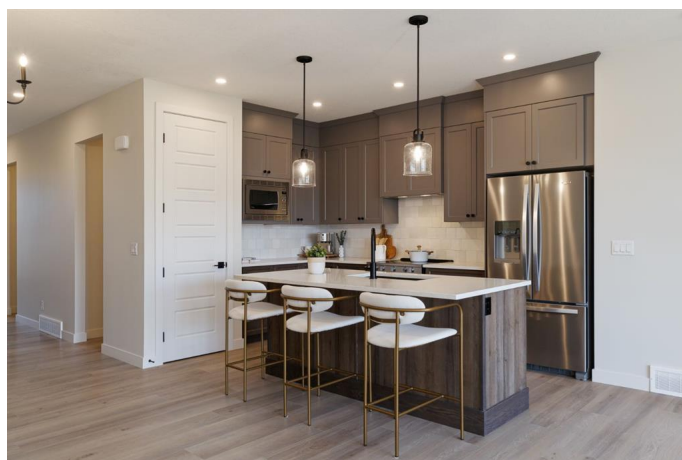
This is a rare opportunity to own a fully developed WALKOUT BUNGALOW in the sought after community of Sunset Ridge. This beautiful PIE SHAPED LOT backs green space and is walking distance to the K-8 school, playgrounds and beautiful walking paths connecting all the way to downtown and the Bow River! 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 with an incredible central kitchen complete with stainless steel appliances, quartz counter, large island and custom cabinetry. The adjacent living room is anchored by a beautiful fireplace and access to your large 17x10 back deck. Back inside, you'll find the spacious primary suite with 5pcs ensuite & laundry completing this main floor. Downstairs and into a generous family/games room, 2 great sized bedroom w 4pcs bath in between, wet bar and ample storage/utility space. Walkout to your large pie shaped lot. East Facing backyard to enjoy the morning sun & evenings! Come see for yourself!

Built in 2025

## Essential Information

MLS® # A2221292

Price \$989,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,384
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	88 Sunrise Heath
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0W3

### Amenities

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

### Interior

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

### Exterior

Exterior Features	None
Lot Description	Back Yard, Pie Shaped Lot, S
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Fra
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	38
Zoning	R-1
HOA Fees	140
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	The Real Estate District
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