

# \$799,900 - 51 Sunrise Heath, Cochrane

MLS® #A2256885

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,295 sqft

Residential on 0.13 Acres

Sunset Ridge, Cochrane, Alberta

Full Bath on Main, Basement Side Entry,  
Vaulted Bonus Room and a 3 Car Garage with  
a South Facing Front !!

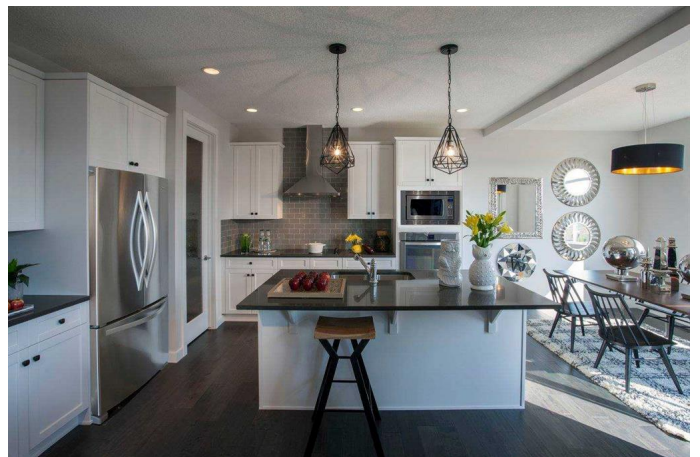
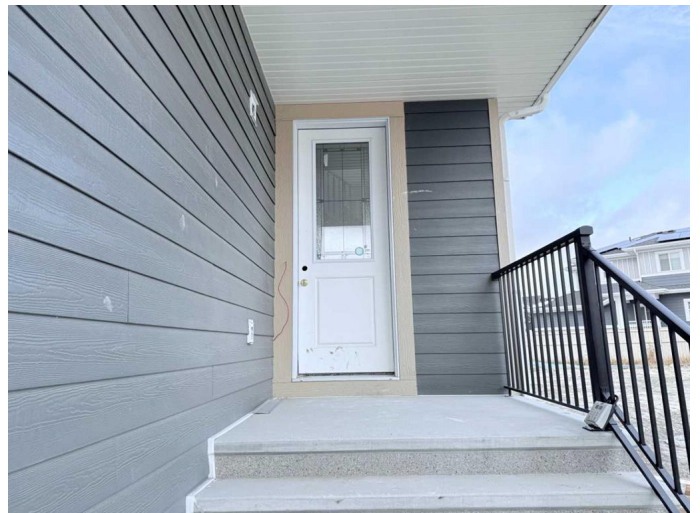
Welcome to a unique opportunity in today's competitive real estate market! This impeccable 3+1 bedroom home is brought to you by the renowned Douglas Homes Master Builder. Presenting the coveted Scottsdale-3 Model, this sun-soaked residence boasts a South-facing front and is conveniently located just a short walk to the future community center in Sunset Ridge.

Elegance Meets Practicality:

Step inside and be captivated by the abundance of upgrades awaiting you and your family. The main floor welcomes you with an open layout, soaring 9-foot ceilings, and grand 8-foot tall doors. Natural light floods the space through large windows, highlighting the beautiful engineered hardwood flooring throughout.

A Culinary Oasis:

The heart of this home showcases a spacious dining area and a kitchen that will inspire your inner chef. Revel in the high-end builder's grade appliance package and the striking quartz countertops that adorn every surface. On chilly evenings, gather around the stylishly warm and cozy electric fireplace, creating cherished family memories.



#### Serene Retreat:

The deluxe primary suite offers a tranquil escape with two generously-sized walk-in closets and his and her's vanity & sinks - a true oasis of relaxation. An additional feature is the large bedroom/flex room on the main floor with two 8-foot doors, ideal for those working from home or as a versatile space to suit your needs.

#### Community Perks:

For families, this location is a dream come true. Rancheview K-8 School is just a few blocks away, and St. Timothy High School is a short drive south. The future community center and a third school, in the pipeline, will be within walking distance.

#### Convenience and Adventure Await:

Escape into the mountains, just 40-45 minutes away on the scenic route. The city of Calgary is a quick 30-minute drive, as is to your nearest Costco, while the airport is an easy 45-minute commute.

#### Your Forever Home Awaits:

If you've been searching for the perfect fit for your growing family, this exquisite and elegant home is the answer. But don't hesitate; opportunities like this are rare. A brand new 4-bedroom home at this price won't last long. Act now and make it yours today!

#### Pictures from our Scottsdale-3 Model

Showhome. This listing has a slightly different exterior & interior finishing package than as shown in the pictures presented here...(Attention fellow agents: Please read the private remarks.)

Built in 2025

#### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256885    |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,295       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 51 Sunrise Heath  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3C5           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 6                                |
| Parking        | Driveway, Triple Garage Attached |
| # of Garages   | 3                                |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator                                                                     |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Electric                                                                                                                       |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                               |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Lighting                                        |
| Lot Description   | Flag Lot, Irregular Lot, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Wood Frame                                      |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 50                   |
| Zoning         | R1                   |
| HOA Fees       | 153                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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