

# \$659,000 - 94 Sunrise Crescent, Cochrane

MLS® #A2209752

**\$659,000**

4 Bedroom, 4.00 Bathroom, 1,789 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this like-new, fully finished 4-bedroom, 4-bathroom home located in a quiet, family-friendly neighbourhood just steps from schools, parks, and green spaces. Thoughtfully upgraded and meticulously maintained, this home combines modern comfort with timeless style. Step inside and be greeted by a bright, open-concept main floor featuring vaulted ceilings, large windows, and a soft neutral palette that complements any décor. The kitchen is a true showstopper with full-height cabinetry, stainless steel appliances, and a spacious island—perfect for both everyday living and entertaining. Upstairs, you'll find 3 generous bedrooms, including a serene primary suite complete with a walk-in closet and private ensuite. The upper-level laundry offers added convenience for busy family life. The fully finished basement expands your living space with a 4th bedroom, full bath, and a flexible area ideal for a home office, gym, or playroom. Enjoy year-round comfort with central air conditioning, and added peace of mind with a water softener system already in place. Step outside to a large landscaped, fenced yard with a finished deck—perfect for outdoor dining or letting the kids and pets play safely. The double attached garage adds even more convenience. This home truly has it all—style, space, and a location that can't be beat. Don't miss your chance to call this stunning property home. Book your private tour today!



Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209752    |
| Price          | \$659,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,789       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 94 Sunrise Crescent |
| Subdivision | Sunset Ridge        |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 0Z7             |

## Amenities

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

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Vaulted Ceiling(s)                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | Central Air                                                               |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Landscaped, Level        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | R-LD             |
| HOA Fees       | 146              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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