

\$874,900 - 89 Sunrise Crescent, Cochrane

MLS® #A2249611

\$874,900

5 Bedroom, 4.00 Bathroom, 2,567 sqft

Residential on 0.11 Acres

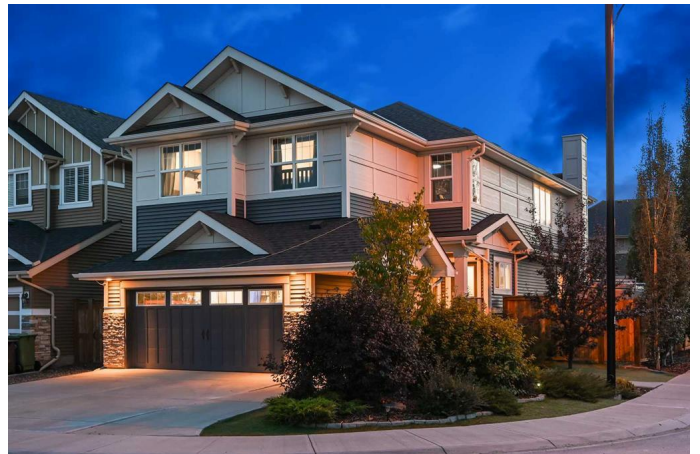
Sunset Ridge, Cochrane, Alberta

OPEN HOUSES Saturday August 23rd 1-4 pm and Sunday August 24th 2-4pm. Welcome to this exceptional five-bedroom residence in Sunset Ridge, Cochrane. Showcasing over 2500 sqft of above grade living space and a fully finished basement, this home is perfectly positioned on a corner lot across the street from a park and playground, and just minutes from shopping and schools. It's the perfect setting for families to take advantage of everyday conveniences and to experience a sense of community.

Inside, the high-end kitchen is a chef's dream with sleek stainless-steel appliances and plenty of space to gather. Other thoughtful details include built-in shelving for cookbooks and room to create your own coffee bar. The inviting living room features a cozy gas fireplace framed by a stylish shiplap feature wall, while a large main floor office provides the perfect work-from-home setup.

Step outside to your own private oasis with low-maintenance landscaping and an oversized covered deck for extra shade on sunny days. A dedicated hot tub setup adds the option for a relaxing retreat. There is even room to park your trailer and off-road vehicles along the side of the house, saving you the hassle of arranging alternate storage when they aren't in use. The extended driveway also makes it possible to park an extra vehicle.

Upstairs, you'll find the primary suite, three spacious secondary bedrooms, a 5-piece



bathroom, a functional office nook plus a versatile bonus room. The primary retreat gives a peak at the mountains and includes a spa-like ensuite with dual vanities, a soaker tub, and a tiled shower. The oversized walk-in closet even has space to do your ironing. Upstairs laundry and a spacious linen closet make household chores easier to stay on top of.

The fully finished basement extends the living space with a fifth bedroom, a full bath, space for a home gym, and a dry bar.

This home is the total package with space, style, and an unbeatable location in one of Cochrane's most desirable communities.

Sunset Ridge is a family focused neighbourhood with convenient access to St. Timothy Jr./Sr. High School and RancheView School (K-8). Exciting plans for a future community centre will include a boarded skating rink, a new playground, outdoor seating areas, sports fields, and indoor spaces for meetings and events, complementing the already vibrant, family-friendly lifestyle this community offers.

Built in 2015

Essential Information

MLS® #	A2249611
Price	\$874,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,567
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 89 Sunrise Crescent
Subdivision Sunset Ridge
City Cochrane
County Rocky View County
Province Alberta
Postal Code T4C0Z6

Amenities

Amenities Other
Parking Spaces 5
Parking Additional Parking, Concrete Driveway, Double Garage Attached
of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Walk-In Closet(s)
Appliances Bar Fridge, Dishwasher, Dryer, Freezer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Awning(s), Garden, Storage
Lot Description Corner Lot, Landscaped, Low Maintenance Landscape, See Remarks
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 21st, 2025
Days on Market 4

Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.