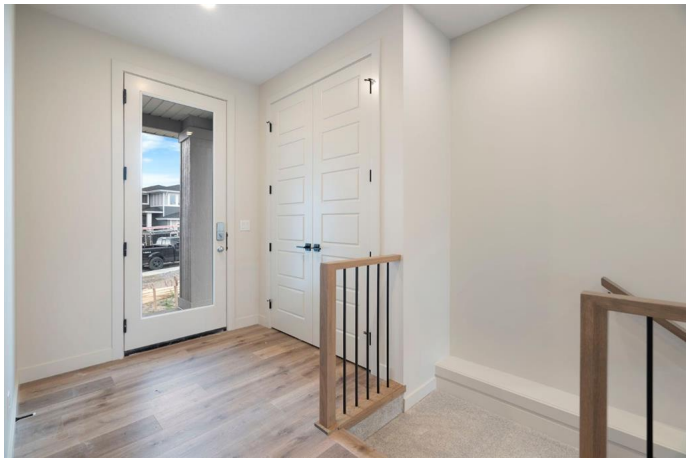
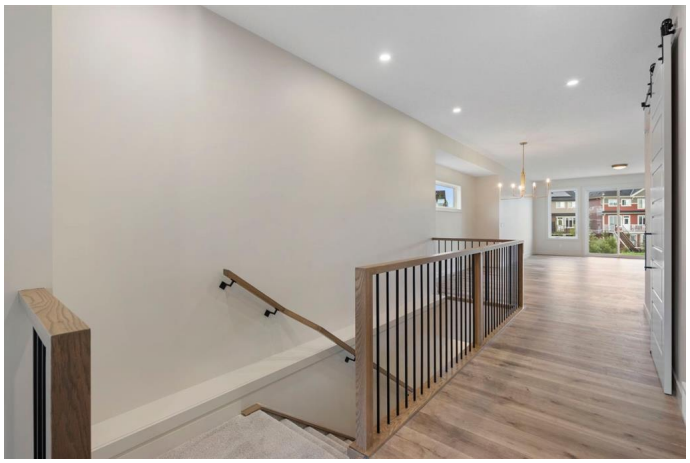
$949,900 - 88 Sunrise Heath, Cochrane

MLS® #A2250581

$949,900
3 Bedroom, 3.00 Bathroom, 1,384 sqft
Residential on 0.12 Acres

Sunset Ridge, Cochrane, Alberta





Step into the perfect blend of location, luxury, and lifestyle in this fully developed walkout bungalow in Sunset Ridge, one of Cochraneâ€™s most sought-after family-friendly communities. Nestled on a pie-shaped lot backing a green-space pathway and playground, this home is ready for you to move in.

Award-winning Aspen Creek Designer Homes presents the Ethan model, showcasing quality craftsmanship and thoughtful design at every turn. The open-concept main floor is anchored by a stunning kitchen featuring quartz countertops, a large island, custom cabinetry, and stainless steel appliances. The adjoining living room, complete with a cozy fireplace, opens onto a 17x10 deck, ideal for your morning coffee!

The primary suite is a true retreat. Detailed with elegant wainscotting, it features a stand-alone soaking tub, spacious walk-in shower, dual vanities, and a custom walk-in closet with built-in shelving that conveniently connects to the walk-through laundry room. Neutral tones throughout create a timeless, sophisticated atmosphere.

The walkout lower level offers room for everyone with a family/games area, a stylish wet bar, two additional bedrooms with a 4-piece bath in between, with plenty of storage and utility space. Outside is your east-facing

backyard, perfect for soaking in the morning sun or enjoying the evening air.

Sunset Ridge is known for its family-first amenities, including RancheView School (K-8) and St. Timothyâ€™s High School, multiple playgrounds, and an extensive network of walking paths that make weekend strolls and bike rides a breeze. With downtown Cochrane and the Bow River just minutes away, you can have both a peaceful neighbourhood lifestyle and easy access to everything the town offers. Book your showing today!

Built in 2025

Essential Information

MLS® #	A2250581
Price	$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.12
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	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	5
Zoning	R-LD
HOA Fees	140
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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