

# **\$659,000 - 32 Sunrise Terrace, Cochrane**

MLS® #A2227811

**\$659,000**

4 Bedroom, 4.00 Bathroom, 1,743 sqft

Residential on 0.08 Acres

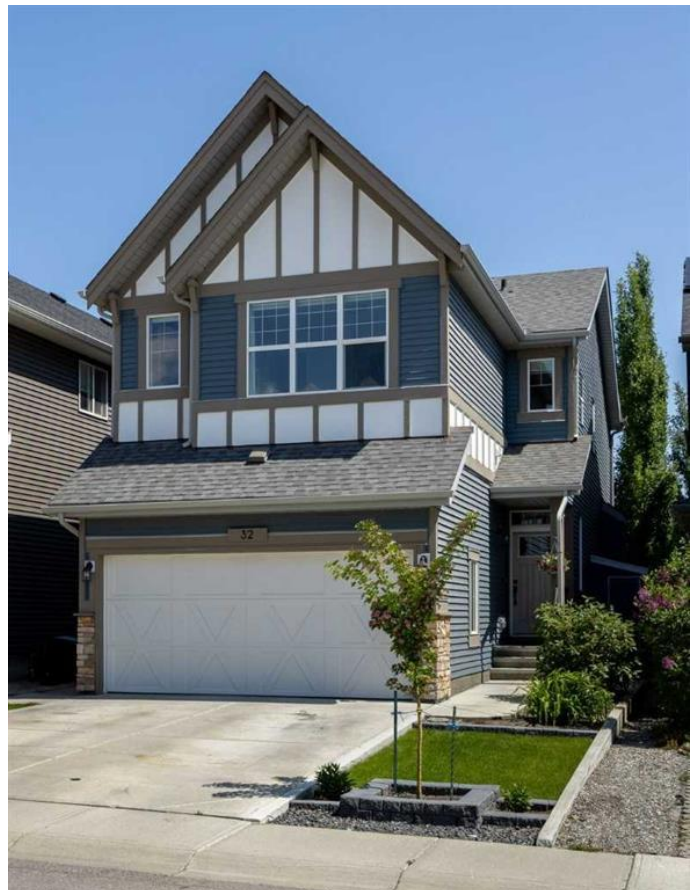
Sunset Ridge, Cochrane, Alberta

\*\*\*OPEN HOUSE JUNE 21, 1-3pm, JUNE 22, 1-3pm\*\*\* Welcome to 32 Sunrise Terrace â€” a fully finished 4-bedroom, 3.5-bathroom two-storey home nestled on a quiet street in the heart of Sunset Ridge. Offering a seamless blend of comfort and function, this home features an attached heated garage, a bright and open main floor with 9â€™™ ceilings, and a south-east facing backyard that fills the space with natural light all day long.

The main floor showcases a spacious kitchen with extended built-in cabinetry into the dining area, a large back hall mudroom with ample storage, and seamless flow perfect for everyday living and entertaining. Step outside to a two-tiered deck surrounded by mature trees, lush landscaping, and two garden sheds.

Downstairs, enjoy a media room with built-in surround sound, a cozy flex space with fireplace, a dry bar with mini fridge, and a versatile fourth bedroom ideal for guests or a home office. Upstairs offers a generous bonus room and a primary suite with a charming peek-a-boo mountain view.

Additional features include central vacu-flo rough-in, front yard irrigation rough-in, and laneway access at the back. Located within walking distance to the Kâ€™8 school and just steps from a stunning 6-acre park with walking paths, a playground, and a water feature â€” this home delivers the perfect blend of comfort, convenience, and community.



Built in 2014

## Essential Information

MLS® #	A2227811
Price	\$659,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,743
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	32 Sunrise Terrace
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V3

## Amenities

Amenities	Park, Playground, Gazebo
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, On Street, Workshop in Garage, Paved
# of Garages	2

## Interior

Interior Features	Built-in Features, Storage, Dry Bar
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Electric, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Basement, Decorative, Electric
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Garden, Storage
Lot Description	Back Lane, Back Yard, Garden, Rectangular Lot, Street Light
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	2
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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