

# \$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	8
Zoning	R-LD
HOA Fees	140
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.