

# \$674,999 - 96 Sunrise Terrace, Cochrane

MLS® #A2236367

**\$674,999**

4 Bedroom, 4.00 Bathroom, 1,757 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome home, to this beautifully designed home that is sure to tick off all the boxes on your list! Located on a large corner lot, with back alley access and additional space for RV parking! The first thing you notice when you step inside is how much natural light fills the home, making it feel warm and welcoming! The kitchen features granite counter tops and stainless steel appliances with an open concept that flows seamlessly into the living room. Upstairs there are 3 additional bedrooms and a large bonus room, with mountain views! The large Primary bedroom has a large walk-in closet and a 4 piece ensuite. The fully finished basement features an additional bedroom and full bathroom, and has an excellent space for the kids playroom, a home gym, an extra living area or even a home office. Sunset Ridge has so much to offer; parks, playgrounds, walking paths, restaurants and more! All within a short walk from your new home. Come see your forever home, today!

Built in 2013

## Essential Information

MLS® #	A2236367
Price	\$674,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,757
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	96 Sunrise Terrace
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V3

### Amenities

Amenities	None
Parking Spaces	5
Parking	Alley Access, Double Garage Attached, Driveway, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Level
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	53
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	First Place Realty
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