

# \$739,900 - 63 Sunrise Heath, Cochrane

MLS® #A2269947

**\$739,900**

4 Bedroom, 3.00 Bathroom, 2,266 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Exceptional Value in Sunset Ridge ...  
Presenting the Monte Carlo 7 by Douglas  
Homes Master Builder ... a beautifully  
designed two-storey offering 4 bedrooms, 2.5  
bathrooms, and 2,191 sq.ft. of refined living  
space. Perfectly located on Sunrise Heath, this  
home blends thoughtful design with everyday  
functionality for the modern family.

Step inside to discover a bright, open main  
floor with 9â€™™ ceilings, engineered  
hardwood, and a cozy electric fireplace  
anchoring the great room. The contemporary  
kitchen features quartz countertops, a  
walk-through pantry, and premium finishes â€”  
seamlessly connected to the dining nook for  
relaxed family gatherings. A versatile main  
floor flex room offers the ideal space for a  
home office or quiet retreat.

Upstairs, a spacious bonus room expands  
your living space, while the primary suite offers  
a large walk-in closet and elegant ensuite.  
Three additional bedrooms and an upper-floor  
laundry complete the level. Additional features  
include tile flooring in baths and laundry, a  
side entry to the basement, and an oversized  
double attached garage.

If you have a young family, youâ€™™ll  
appreciate the convenience, RancheView  
Kâ€™8 School is just a few blocks away, and  
St. Timothy High School sits at the south end  
of Sunset Ridge, only minutes by car. The



planned community centre and future third school will soon be within walking distance. For weekend escapes, the Rocky Mountains are just 40–45 minutes away, while commuting to Calgary, Costco, or even the airport is a smooth drive, roughly 30 to 45 minutes.

Designed with style and substance, this is a home where comfort, community, and connection all come together.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2269947    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,266       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 63 Sunrise Heath  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 3C5           |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 4    |

|              |                                   |
|--------------|-----------------------------------|
| Parking      | Double Garage Attached, Oversized |
| # of Garages | 2                                 |

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Gas Range, Microwave, Range Hood, Refrigerator                                                    |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Electric                                                                                                                     |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full                                                                                                                         |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Lighting                                        |
| Lot Description   | Back Yard, Rectangular Lot, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Wood Frame                                      |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 6                   |
| Zoning         | R1                  |
| HOA Fees       | 153                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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.