

\$989,900 - 88 Sunrise Heath, Cochrane

MLS® #A2221292

\$989,900

3 Bedroom, 2.00 Bathroom, 1,379 sqft
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

OPPORTUNITY ALERT! This is a rare opportunity to own a fully developed WALKOUT BUNGALOW in the sought after community of Sunset Ridge. This beautiful PIE SHAPED LOT backs green space and is walking distance to the K-8 school, playgrounds and beautiful walking paths connecting all the way to downtown and the Bow River! Introducing the ETHAN model. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes. A beautiful open concept layout with an incredible central kitchen complete with stainless steel appliances, quartz counter, large island and custom cabinetry. The adjacent living room is anchored by a gas fireplace and access to your back deck here. You'll find the spacious primary suite with 5pcs ensuite & laundry all on the main floor. 2 additional bedrooms, a generous games room and wet bar complete the lower level. Walkout to your large pie shaped lot. East Facing backyard to enjoy the morning sun & evenings!

Built in 2025

Essential Information

MLS® #	A2221292
Price	\$989,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,379
Acres	0.09
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	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Yard, Pie Shaped Lot, S
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Fra
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	5
Zoning	R-1
HOA Fees	140
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------



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.