



117 Sunrise Heath Cochrane Alberta

\$679,900

Welcome to an Exceptional Value and Opportunity! This impeccable 3-bedroom residence, masterfully crafted by the renowned Douglas Homes Master Builder, showcases the highly coveted "The Mount Rundle" floor plan. Flooded with natural light, this home features a sun-soaked west-facing backyard and is conveniently situated in close proximity to the future community centre that is in the plans for Sunset Ridge. |Elegance Meets Functionality | Upon entering, prepare to be enchanted by the myriad of upgrades that are sure to enhance your lifestyle. The main floor beckons with its open design, lofty 9-foot ceilings, and impressive 8-foot tall doors. The Flex Room, complete with a closet, offers versatility. Sunlight streams in through expansive windows, highlighting the stunning hardwood flooring covering most of the main floor. A Culinary Haven | The heart of this residence is a spacious dining area and a kitchen that will inspire your culinary creativity. Revel in top-tier builder's grade appliances and the striking quartz countertops. On colder evenings, gather around the stylish electric fireplace, creating cherished family moments. Tranquil Getaway | The luxurious primary suite provides a peaceful escape, complete with a generously-sized walk-in closet and his and hers vanity and sinks, offering a true haven for relaxation. Another noteworthy feature is the spacious flex room on the main floor, accessible through two 8-foot doors, making it an ideal space for remote work or customization to meet your unique needs. Community Benefits | For families, this location is a dream come true. Rancheview K-8 School is just a stone's throw away, and St. Timothy High School is a short drive to the south. Convenience and Adventure Await | Discover mountain getaways just 40-45 minutes away on the scenic route. The city of Calgary is a quick 30-minute drive, as is your nearest Co...

2pc Bathroom Measurements not available

Great room 15.50 Ft x 15.50 Ft

Other 11.50 Ft x 10.00 Ft

Office 10.42 Ft x 10.25 Ft

Primary Bedroom 13.25 Ft x 15.67 Ft

Bedroom 9.83 Ft x 11.08 Ft

Bedroom 9.92 Ft x 10.08 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Loft 13.42 Ft x 13.92 Ft

Listing Presented By:



Originally Listed by:
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