

116 Sunrise Heath Cochrane Alberta

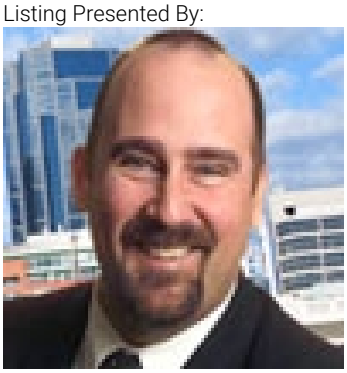
$899,900

Welcome to The Shelby built by Aspen Creek Designer Homes. The well-designed two-storey home offers 2,298sq/ft of above-grade living space with 3 bedrooms and 2.5 bathrooms. The main floor features an open-concept layout with a spacious living room flowing into the dining area and kitchen, creating an ideal setting for both daily living and entertaining. A central kitchen with pantry and butler's pantry provides ample storage and functionality, while a flex room near the front of the home offers versatility for a home office or additional living space. A defined foyer, powder room, and mudroom with access to the attached garage complete the main level.The upper floor is anchored by a generous principal suite with ensuite and walk-in wardrobe, offering a private retreat separate from the secondary bedrooms. Two additional bedrooms, a full bathroom, upper floor laundry, and a centrally located bonus room with vaulted ceilings provides a balanced layout designed for family living. The undeveloped walkout basement offers future potential for additional living space, while the home's location backs onto green space with walking paths providing privacy and a strong connection to the surrounding landscape.Sunset Ridge is known for its family-first amenities, including RancheView School (K-8) and St. Timothy's High School, multiple playgrounds, and an extensive network of walking paths that make weekend strolls and bike rides a breeze. With downtown Cochrane and the Bow River just minutes away, you can have both a peaceful neighbourhood lifestyle and easy access to everything the town offers. Book your showing today! (id:6769)

2pc Bathroom 5.00 Ft x 4.83 Ft
Dining room 13.67 Ft x 9.75 Ft
Kitchen 10.58 Ft x 13.67 Ft
Living room 13.83 Ft x 15.00 Ft
Other 10.33 Ft x 8.58 Ft
Office 7.42 Ft x 7.42 Ft
4pc Bathroom 6.00 Ft x 9.58 Ft

5pc Bathroom 9.67 Ft x 11.42 Ft
Bedroom 10.50 Ft x 111.25 Ft
Bedroom 10.50 Ft x 11.17 Ft
Bonus Room 19.92 Ft x 13.67 Ft
Primary Bedroom 14.33 Ft x 17.42 Ft
Laundry room 6.00 Ft x 6.92 Ft

Listing Presented By:



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