



12 Sunrise View Cochrane Alberta

\$749,900

12 Sunrise View | Sunset Ridge, Cochrane Former show home. Corner lot. Wrap-around porch and perennial gardens. This isn't just a house -- it's a whole vibe. Welcome to the happiest home in Sunset Ridge. Set on a quiet street just two minutes from the subdivision exit, this cozy oasis is nestled amongst 12 mature trees with a view of the boulevard on three sides. Walkability to the THREE nearby parks, a pond, two schools, and amenities/professional services is highly desirable. Leave the car at home. Now let's talk curb appeal...The southeast-facing wrap-around porch w/ slip-free composite surface is made for morning coffee in the sun. The rear courtyard hosts an extensive 30' x 20' patio that soaks up afternoon and evening light, while offering shade trees to a host of songbirds. The yard is fully fenced with steel fencing, gated arbours, a garden shed, and no grass to mow. Passive sub-irrigation to front and rear gardens using downspouts and weeping tile is smart & efficient. Low-maintenance, high-enjoyment living at its finest. Inside, this home is anything but cookie-cutter. It's colourful, joyful, and full of personality -- thoughtfully upgraded with texture, custom lighting, custom blinds, forever floors, and built-in details that balance warmth with smart efficiency. The main floor welcomes you with tile and hardwood floors, and a spacious foyer that captures the spirit of the west, with a place for everything. The kitchen pops with Portuguese tile backsplash, quartz counters, stone-faced island, under-cabinet lighting, upgraded SS appliances, and clever pull-outs for garbage, recycling, and more, with easy access to meals on the patio. The living room features a stone-faced gas fireplace, custom live-edge floating shelves, and a retractable TV support. Upstairs, floors are engineered hardwood and tile. The primary bedroom offers mountain and boulevard views...

3pc Bathroom 8.75 Ft x 4.92 Ft

Exercise room 10.67 Ft x 9.50 Ft

Bedroom 21.83 Ft x 13.50 Ft

Furnace 8.92 Ft x 11.83 Ft

2pc Bathroom 5.25 Ft x 4.67 Ft

Dining room 9.50 Ft x 11.33 Ft

Family room 11.33 Ft x 14.25 Ft

4pc Bathroom 7.42 Ft x 10.25 Ft

5pc Bathroom 9.25 Ft x 9.33 Ft

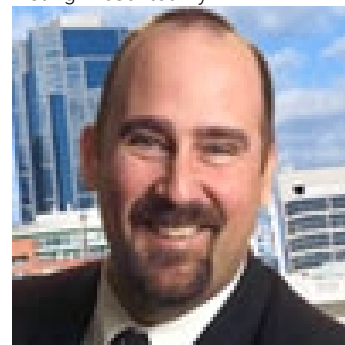
Bedroom 9.25 Ft x 10.92 Ft

Bedroom 9.25 Ft x 11.00 Ft

Bonus Room 11.42 Ft x 14.67 Ft

a

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

<https://www.darinruff.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Foyer 6.92 Ft x 9.92 Ft

Primary Bedroom 14.92 Ft x 12.92 Ft

Kitchen 17.17 Ft x 15.25 Ft