



## 48 Sunrise Heath Cochrane Alberta

\$699,900

GORGEOUS FOUR BEDROOM FLOOR PLAN...SUNNY SOUTH FACING BACKYARD...A RARE FIND!\_\_Welcome to a unique opportunity in the Beautiful Community of Sunset Ridge! This impeccable 4-bedroom home, crafted by the renowned Douglas Homes Master Builder, presents the sought-after Monte Carlo 7 Model. Bathed in sunlight, this residence features a sunny south-facing backyard and sits conveniently close to the future community center in Sunset Ridge. Elegance Meets Practicality: As you step inside, prepare to be captivated by the abundance of upgrades designed to elevate your lifestyle. The main floor welcomes you with its open layout, soaring 9-foot ceilings, and grand 8-foot tall doors. Natural light pours in through expansive windows, accentuating the beautiful engineered hardwood flooring throughout. A Culinary Oasis: The heart of this home boasts a spacious dining area and a kitchen that will ignite your culinary passions. Enjoy top-tier builder's grade appliances and striking quartz countertops that grace every surface. On chilly evenings, gather around the chic electric fireplace, creating cherished family memories. Serene Retreat: The deluxe primary suite offers a tranquil escape with a generously-sized walk-in closet and his and her's vanity & sinks, providing a true oasis of relaxation. Another noteworthy feature is the spacious flex room on the main floor, accessed through two 8-foot doors, making it ideal for those working from home or adaptable to suit your needs. Community Perks: For families, this location is a dream come true. Rancheview K-8 School is just a few blocks away, and St. Timothy High School is a short drive south. The future community center, along with a third school in the pipeline, will be within walking distance. Convenience and Adventure Await: Discover mountain escapes just 40-45 minutes away on the scenic route. The city of Calgary is a quick 30-minute driv...

2pc Bathroom Measurements not available

Great room 14.50 Ft x 14.83 Ft

Other 10.50 Ft x 9.42 Ft

Primary Bedroom 13.58 Ft x 15.00 Ft

Bedroom 11.17 Ft x 10.00 Ft

Bedroom 9.92 Ft x 10.58 Ft

Bedroom 9.83 Ft x 10.33 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Loft 13.58 Ft x 15.50 Ft

Listing Presented By:



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

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