

## 12 Sunrise View Cochrane, Alberta

MLS # A2287157



# \$749,900

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,754 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Low Maintenance		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** Waterfall art on stairway

12 Sunrise View | Sunset Ridge, Cochrane Former show home. Corner lot. Wraparound porch. Gardens for days. This isn't just a house &mdash; it's a whole vibe. Welcome to one of the happiest homes in Sunset Ridge. Set on a quiet street just two minutes from the subdivision exit, this former show home sits proudly on a corner lot, surrounded by THREE parks, a pond, two schools, and everyday amenities &mdash; all within walking distance. You can leave the car at home and actually enjoy the neighbourhood. Now let's talk curb appeal&hellip; The southeast-facing wraparound porch w/ slip-free surface is made for morning coffee in the sun. Out back? A massive 30' x 20' custom paver patio that soaks up afternoon and evening light. The yard is fully fenced with steel fencing and gated arbours, wrapped in perennial gardens & 12 mature trees &mdash; and best of all&hellip; no grass to mow. Even better? The downspouts are dug into weeping tile that passively waters the trees. It's smart & efficient. Low-maintenance, high-enjoyment living at its finest. Inside, this home is anything but cookie-cutter. It's colorful, joyful, and full of personality &mdash; thoughtfully upgraded with texture, custom lighting, and built-in details that balance warmth with smart efficiency. The main floor welcomes you with tile and hardwood flooring, live-edge acacia counters, custom drawers, and thoughtful touches (yes, even a dog leash hook and Christmas light switch). The kitchen pops with Portuguese tile backsplash, quartz counters, stone-faced island, under-cabinet lighting, upgraded SS appliances, clever pull-outs for garbage, compost, and even dog food. It's practical &mdash; but stylish. The living room features hardwood floors, a stone-faced gas fireplace, and custom live-edge floating shelves that feel straight out of a design

magazine. It's cozy, inspiring, and completely unique. Upstairs, the primary bedroom offers mountain and boulevard views, engineered hardwood floors, and a spa-inspired ensuite with soaker tub, twin sinks, and separate shower. Two more bright bedrooms (each with custom closet built-ins), a full bath, convenient laundry room, and a bonus room/office space overlooking the patio complete the upper level. Downstairs adds even more flexibility with a fourth bedroom (or rec rm/hobby rm), a 3-piece bath, and a rec/yoga space — plus a fun under-the-stairs storage nook with a little Harry Potter charm. The fully finished attached double garage (17' x 21') was the original showhome office and is polished to match — plus you have a custom paver walkway, central vac, A/C, HRV system, 92% high-efficiency furnace, 75-gallon Marathon hot water tank, and a full Eufy security camera system already installed. This home was designed to stand out — and it still does. If you're looking for something with personality, outdoor living that actually feels usable, and a location that makes everyday life easy... 12 Sunrise View might just be your perfect match. Book your showing and come experience the energy for yourself.