$799,900 - 51 Sunrise Heath, Cochrane

MLS® #A2256885

$799,900
3 Bedroom, 3.00 Bathroom, 2,295 sqft
Residential on 0.13 Acres

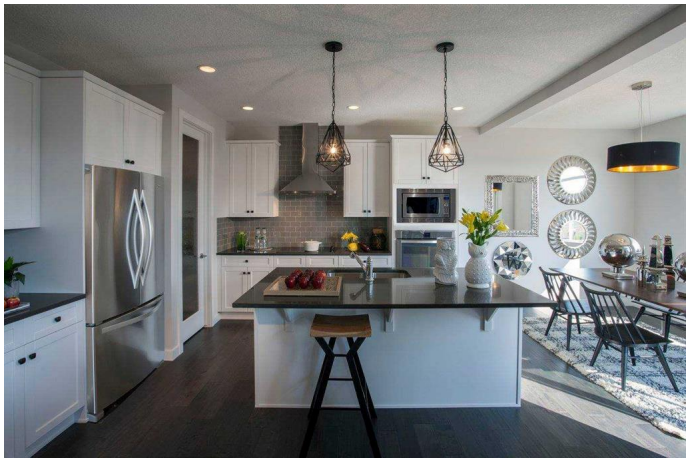
Sunset Ridge, Cochrane, Alberta

Full Bath on Main, Basement Side Entry, Vaulted Bonus Room and a 3 Car Garage with a South Facing Front !!

Welcome to a unique opportunity in today's competitive real estate market! This impeccable 3+1 bedroom home is brought to you by the renowned Douglas Homes Master Builder. Presenting the coveted Scottsdale-3 Model, this sun-soaked residence boasts a South-facing front and is conveniently located just a short walk to the future community center in Sunset Ridge.

Elegance Meets Practicality:
Step inside and be captivated by the abundance of upgrades awaiting you and your family. The main floor welcomes you with an open layout, soaring 9-foot ceilings, and grand 8-foot tall doors. Natural light floods the space through large windows, highlighting the beautiful engineered hardwood flooring throughout.

A Culinary Oasis:
The heart of this home showcases a spacious dining area and a kitchen that will inspire your inner chef. Revel in the high-end builder's grade appliance package and the striking quartz countertops that adorn every surface. On chilly evenings, gather around the stylishly warm and cozy electric fireplace, creating cherished family memories.



Serene Retreat:
The deluxe primary suite offers a tranquil escape with two generously-sized walk-in closets and his and her's vanity & sinks - a true oasis of relaxation. An additional feature is the large bedroom/flex room on the main floor with two 8-foot doors, ideal for those working from home or as a versatile space 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 and a third school, in the pipeline, will be within walking distance.

Convenience and Adventure Await:
Escape into the mountains, just 40-45 minutes away on the scenic route. The city of Calgary is a quick 30-minute drive, as is to your nearest Costco, while the airport is an easy 45-minute commute.

Your Forever Home Awaits:
If you've been searching for the perfect fit for your growing family, this exquisite and elegant home is the answer. But don't hesitate; opportunities like this are rare. A brand new 4-bedroom home at this price won't last long. Act now and make it yours today!

Pictures from our Scottsdale-3 Model Showhome. This listing has a slightly different exterior & interior finishing package than as shown in the pictures presented here...(Attention fellow agents: Please read the private remarks.)

Built in 2025

Essential Information

MLS® #	A2256885
Price	$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,295
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	51 Sunrise Heath
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3C5

Amenities

Amenities	None
Parking Spaces	6
Parking	Driveway, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Irregular Lot, Flag Lot, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	R1
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek

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