

# \$989,900 - 88 Sunrise Heath, Cochrane

---

MLS® #A2221292

**\$989,900**

3 Bedroom, 2.00 Bathroom, 1,384 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

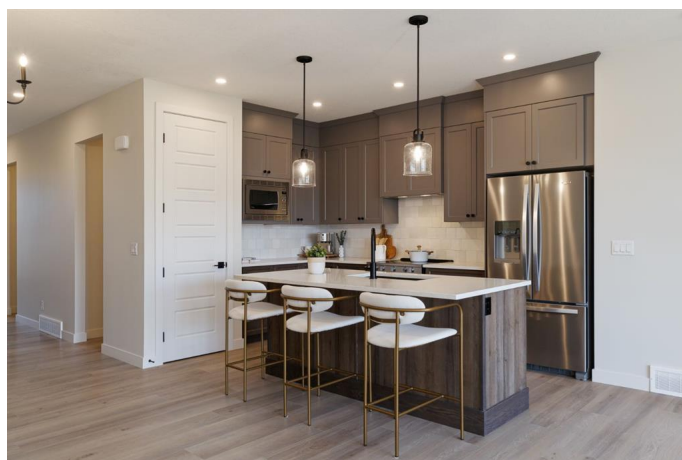
This is a rare opportunity to own a fully developed WALKOUT BUNGALOW in the sought after community of Sunset Ridge. This beautiful PIE SHAPED LOT backs green space and is walking distance to the K-8 school, playgrounds and beautiful walking paths connecting all the way to downtown and the Bow River! Introducing the ETHAN model. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes. A beautiful open concept layout with an incredible central kitchen complete with stainless steel appliances, quartz counter, large island and custom cabinetry. The adjacent living room is anchored by a beautiful fireplace and access to your large 17x10 back deck. Back inside, you'll find the spacious primary suite with 5pcs ensuite & laundry completing this main floor. Downstairs and into a generous family/games room, 2 great sized bedroom w 4pcs bath in between, wet bar and ample storage/utility space. Walkout to your large pie shaped lot. East Facing backyard to enjoy the morning sun & evenings! Come see for yourself!

Built in 2025

## Essential Information

MLS® #                      A2221292

Price                        \$989,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,384
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	88 Sunrise Heath
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0W3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Back Yard, See Remarks, Pic
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Sid
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	67
Zoning	R-1
HOA Fees	140
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	The Real Estate District
----------------	--------------------------



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.