

\$659,000 - 32 Sunrise Terrace, Cochrane

MLS® #A2227811

\$659,000

4 Bedroom, 4.00 Bathroom, 1,743 sqft

Residential on 0.08 Acres

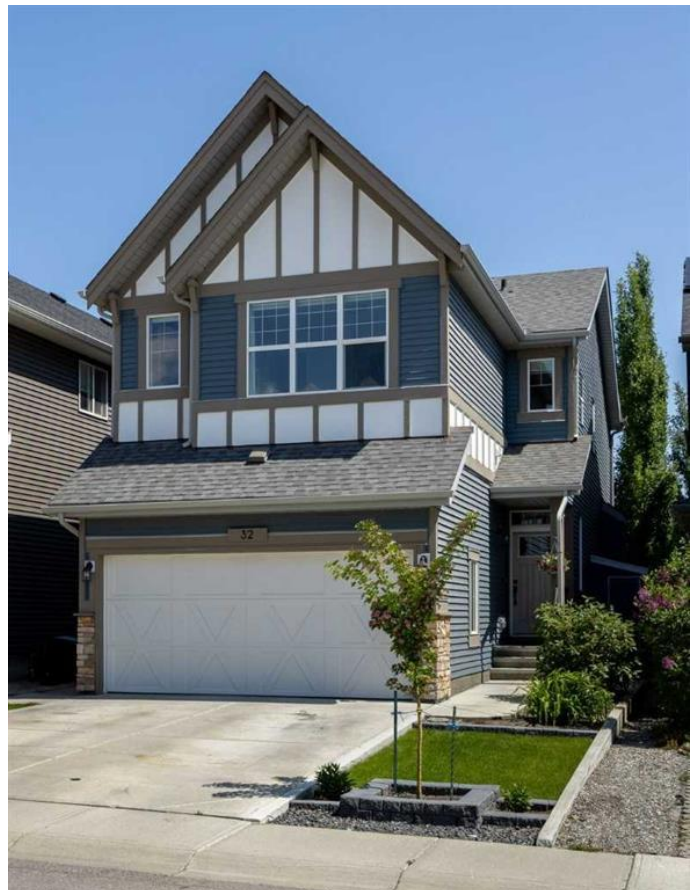
Sunset Ridge, Cochrane, Alberta

****OPEN HOUSE SATURDAY JULY 5 and SUNDAY JULY 6th 2pm-4pm****Welcome to 32 Sunrise Terrace â€” a fully finished 4-bedroom, 3.5-bathroom two-storey home nestled on a quiet street in the heart of Sunset Ridge. Offering a seamless blend of comfort and function, this home features an attached heated garage, a bright and open main floor with 9â€™™ ceilings, and a south-east facing backyard that fills the space with natural light all day long.

The main floor showcases a spacious kitchen with extended built-in cabinetry into the dining area, a large back hall mudroom with ample storage, and seamless flow perfect for everyday living and entertaining. Step outside to a two-tiered deck surrounded by mature trees, lush landscaping, and two garden sheds.

Downstairs, enjoy a media room with built-in surround sound, a cozy flex space with fireplace, a dry bar with mini fridge, and a versatile fourth bedroom ideal for guests or a home office. Upstairs offers a generous bonus room and a primary suite with a charming peek-a-boo mountain view.

Additional features include central vacuflorough-in, front yard irrigation rough-in, and laneway access at the back. Located within walking distance to the Kâ€™8 school and just steps from a stunning 6-acre park with walking paths, a playground, and a water feature â€” this home delivers the perfect blend of comfort, convenience, and community.



Built in 2014

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2227811 |
| Price | \$659,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,743 |
| Acres | 0.08 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 32 Sunrise Terrace |
| Subdivision | Sunset Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0V3 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Gazebo |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Door Opener, Heated Garage, On Street, Concrete Driveway, Paved, Workshop in Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Storage, Dry Bar |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Electric, Fireplace(s), Forced Air |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|------------------------------|
| # of Fireplaces | 2 |
| Fireplaces | Basement, Electric, Family R |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Storage |
| Lot Description | Back Lane, Back Yard, Gard Rectangular Lot, Street Light |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 15 |
| Zoning | R-LD |
| HOA Fees | 153 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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