



THE
A-TEAM

**RE/MAX
FIRST**

59 SUNRISE Heath, Cochrane T4C3C5

MLS®#: **A2191683**

Area: **Sunset Ridge**

Listing Date: **01/31/25**

List Price: **\$799,888**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,143 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,338**

Low Sqft:

Ttl Sqft: **2,338**

DOM

77

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **City Lot,Rectangular Lot**

Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features**
Utilities:

Room Information

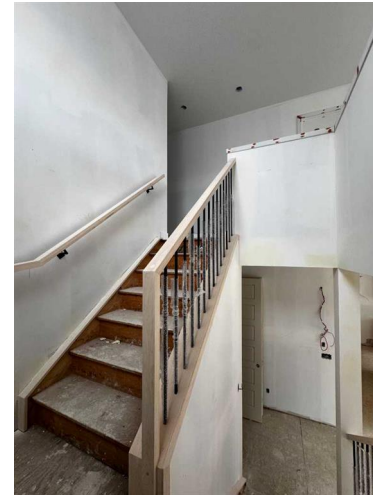
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	144`10" x 13`7"	Kitchen	Main	13`2" x 11`0"
Nook	Main	13`0" x 19`6"	Office	Main	10`3" x 6`2"
Bedroom - Primary	Upper	13`0" x 15`0"	Bonus Room	Upper	13`8" x 13`9"
Bedroom	Upper	10`4" x 11`1"	Bedroom	Upper	10`4" x 11`0"
5pc Ensuite bath	Upper	10`7" x 9`8"	4pc Bathroom	Upper	5`10" x 8`1"

2pc Bathroom	Main	7`0" x 5`9"	Legal/Tax/Financial
Title: Fee Simple		Zoning: r-mx	
Legal Desc:	2210972		Remarks
Pub Rmks:	Welcome to your dream home in the beautiful community of Sunset Ridge! Nestled on a ridge overlooking the town of Cochrane, this family-friendly neighborhood offers incredible Rocky Mountain views and Alberta's big blue skies as your daily backdrop. With a lifestyle centered around nature and community, Sunset Ridge is the perfect place for families to call home, combining the best of small-town charm with breathtaking scenery. Built by Castellano Custom Homes, every detail of this property is designed to reflect your unique vision. With a commitment to never building the same home twice, Castellano ensures that your home blends modern elegance or classic craftsmanship—whatever style speaks to you—into a one-of-a-kind design. The open- concept layout, 9 foot; ceilings, and oversized windows fill the space with natural light, while the gourmet kitchen features a large island, natural countertops, and a breakfast bar and eating nook, making it perfect for both entertaining and daily family life. This home also offers a walk-in pantry, mudroom with built-in, a main floor office, and an upstairs bonus room. The luxurious owner's suite comes with a spa-like ensuite, dual vanities, a soaker tub, and a walk-in closet with custom built-ins. With LVP flooring, an attached garage with extra storage, and proximity to schools, shopping, and the mountains, this custom-built home is truly one-of-a-kind. Experience the best of Alberta's landscapes, paired with Castellano's unrivaled craftsmanship. Book your showing today!		
Inclusions:	none		
Property Listed By:	Real Estate Professionals Inc.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









Main Floor
10'0" x 12'0" FT.
Upper Floor
10'0" x 12'0" FT.
TOTAL - 2000 SQ. FT.