

**36 Sunrise Crescent
Cochrane, Alberta**

MLS # A2290434



\$779,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,197 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully updated two-storey with a fully developed basement offers over 3,000 sq ft of living space and an exceptional lifestyle. Perfectly situated on a spacious pie-shaped lot backing onto an alley, the property stands out with refreshed landscaping, raised garden beds framed in black iron, flourishing perennials, and a treated wood two-tier deck overlooking the yard. Patio doors open to the deck and are equipped with a retractable screen, allowing fresh air to flow through the home during warmer months. With plenty of space for summer BBQs, gardening, or even the potential for RV parking, the backyard is built for entertaining and family fun. Step inside and you are welcomed by a bright and inviting layout with 9-foot ceilings, hardwood, luxury vinyl plank, tile flooring, upgraded lighting, and thoughtful finishes throughout. The show-stopping great room boasts 18-foot ceilings, large windows that flood the space with natural light, and a dramatic gas fireplace surrounded by a wall of floor-to-ceiling stone. The chef's kitchen offers sleek cabinetry, stainless steel appliances, a large central island, modern fixtures, and a walkthrough pantry conveniently connected to the mudroom and laundry. The open flow into the dining area makes this level ideal for both casual family meals and formal entertaining. A private office/den with French doors provides the perfect spot for working from home, and a stylish two-piece bath completes the main floor. Upstairs, you'll find three spacious bedrooms including a primary suite with mountain views, a large walk-in closet, and a spa-inspired 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. A bonus room with vaulted ceilings offers the perfect gathering place for family movie nights, a playroom, or simply a quiet retreat. A full 4-piece bathroom completes the upper level. The fully developed

basement extends your living space with endless possibilities, featuring a spacious fourth bedroom and a 4-piece bathroom with tub/shower combination, making it ideal for guests, teens, or extended family. The remainder of the basement offers flexible space for a home gym, recreation area, or media room, along with generous storage. Additional highlights include LVP flooring on all three levels, gas stove hookup, custom blinds, a heated garage, upgraded interior and exterior lighting, a 75-gallon hot water tank, and a beautifully maintained exterior with a stained fence and deck. This move-in ready home combines style, comfort, and practicality in a highly sought-after community, an ideal fit for families looking to enjoy both space and modern upgrades.