

**12 Sunrise View  
Cochrane, Alberta**

**MLS # A2295379**



**\$689,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,754 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Low Maintenance		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** Waterfall art on stairway

12 Sunrise View | Sunset Ridge, Cochrane Former show home. Corner lot. Wrap-around porch and perennial gardens. This isn't just a house — it's a whole vibe. Welcome to the happiest home in Sunset Ridge. Set on a quiet street just two minutes from the subdivision exit, this cozy oasis is nestled amongst 12 mature trees with a view of the boulevard on three sides. Walkability to the THREE nearby parks, a pond, two schools, and amenities/professional services is highly desirable. Leave the car at home. Now let's talk curb appeal! The southeast-facing wrap-around porch w/ slip-free composite surface is made for morning coffee in the sun. The rear courtyard hosts an extensive 30' x 20' patio that soaks up afternoon and evening light, while offering shade trees to a host of songbirds. The yard is fully fenced with steel fencing, gated arbours, a garden shed, and no grass to mow. Passive sub-irrigation to front and rear gardens using downspouts and weeping tile is smart & efficient. Low-maintenance, high-enjoyment living at its finest. Inside, this home is anything but cookie-cutter. It's colourful, joyful, and full of personality — thoughtfully upgraded with texture, custom lighting, custom blinds, forever floors, and built-in details that balance warmth with smart efficiency. The main floor welcomes you with tile and hardwood floors, and a spacious foyer that captures the spirit of the west, with a place for everything. The kitchen pops with Portuguese tile backsplash, quartz counters, stone-faced island, under-cabinet lighting, upgraded SS appliances, and clever pull-outs for garbage, recycling, and more, with easy access to meals on the patio. The living room features a stone-faced gas fireplace, custom live-edge floating shelves, and a retractable TV support. Upstairs, floors are engineered hardwood and

tile. The primary bedroom offers mountain and boulevard views, built-in mirrored closets (no dressers), and a 4-piece ensuite with soaker tub, separate shower, twin vessel sinks, and waterfall faucets. There are two more bright bedrooms off of a hallway alcove with custom closet built-ins. The second-floor also features a full bath, convenient laundry room, and a bonus room/office space overlooking the patio. The finished basement features a fourth bedroom (or rec rm/hobby rm), a 3-piece bath, a rec/yoga space, and your own Cupboard Under-the-Stairs storage nook with a little Harry Potter charm. The fully finished attached double garage (17' x 21') was the original showhome office and is polished to match — plus you have a custom paver walkway, central vac, A/C, HRV system, 92% high-efficiency furnace, 75-gallon Marathon hot water tank, and a full Eufy security camera system already installed. This home was designed to stand out — and it still does. If you're looking for something with personality, outdoor living that actually feels usable, and a location that makes everyday life easy — 12 Sunrise View might just be your perfect match. Come experience the energy.