

**65 Sunrise Crescent
Cochrane, Alberta**

MLS # A2296066



\$750,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, See Remarks, Stone Counters		

Inclusions: Refrigerator x 2, window coverings and hardware (all), tv wall mounts x4 (living room, bonus room, primary bedroom, secondary bedroom), decorative floating shelves (in basement x 4, laundry room x1, secondary bedroom x 2), decorative garden fencing (backyard), doorbell camera, garage opener, garage remote, garage keypad, front door keypad, keys, all.

Proudly presenting 65 Sunrise Crescent perfectly situated in the highly sought-after community of Sunset Ridge. This beautiful residence offers over 2,900 sq. ft. of refined living space seamlessly blending modern design, casual elegance, and family comfort. The spacious foyer provides a warm welcome, while rich laminate flooring adds warmth and expansive windows flood the home's open-concept design with natural light. The stylish kitchen is beautifully appointed with extended cabinetry, granite countertops, stainless steel appliances, including a gas cooktop, and an upgraded island with additional cabinetry on both sides. An impressive walk-through pantry offers an abundance of built-in storage. The living room's architectural fireplace surround, and the dining room's classic styling bring an air of relaxed sophistication to this inviting space. Completing the main floor is a charming powder room with shiplap walls and a thoughtfully designed mudroom with custom lockers, bench seating, and additional storage. The upper level offers three spacious bedrooms, highlighted by a stunning primary retreat featuring a striking feature wall, a large walk-in closet with an extensive organizational system, and an indulgent ensuite with a granite-topped double vanity, separate shower, and deep soaker tub. The two secondary bedrooms overlook the quiet, landscaped backyard and offer large windows and substantial storage. A generously sized bonus room with a vaulted ceiling provides the perfect setting for family gatherings, movie nights, or playing games. A full 4-piece family bath and a beautifully equipped laundry room with folding counter and linen storage complete this exceptional upper level. The lower level offers 850 sq. ft. of developed space with laminate flooring, including a large 4th bedroom, a 4th bathroom with a granite vanity

countertop, and a versatile area with a small beverage centre and refrigerator ideal for a third family room, gym, office, or teenage hangout. Completing this highly functional level is a huge utility room and extra storage under the stairs. The homes charming exterior leaves a lasting impression while the backyard with composite deck and awning, hardscaped patio, and pretty garden offers a tranquil sanctuary for family barbecues, watching the kids at play, or simply unwinding at the end of the day. Other highlights of this special property include: 1) TRIPLE PANE WINDOWS 2) Central Air Conditioning, 3) Central Vacuum System, and 4) Double Attached Garage. Wonderfully located across from a playground and greenspace and close to schools, shopping, parks, and scenic pathways, this property offers it all – an immaculate home, sophisticated comfort, and a connection to family.