

\$700,000 - 40 Sunrise Terrace, Cochrane

MLS® #A2248798

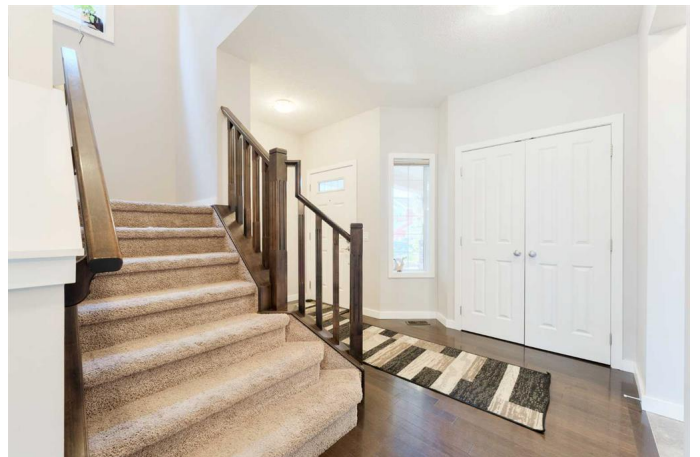
\$700,000

4 Bedroom, 3.00 Bathroom, 2,053 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome Home to 40 Sunrise Terrace! This inviting 3+1 bedroom, 2.5 bath home is situated in a tranquil, family-friendly neighborhood. With parks, a pond and plenty of pathways, this neighborhood is perfect for the children to play and to walk the dog right out your front door. Elegant hardwood floors greet you throughout the main level as you step into the open floor kitchen, dining room and living room. The large island is perfect for having your morning coffee or an after school snack spot for the kids. Off the kitchen is your walk through pantry, leading into your mudroom with built in cabinets and bench seating. Granite countertops, stainless steel appliances and loads of storage complete this spacious kitchen. Your dining room has plenty of room for a large extended table to entertain family and friends any time of the year! While your gas fireplace keeps you and your guests warm and cozy on those cold winter nights. Natural light floods the living room with plenty of windows providing peace of mind so you can keep your eye on the kids while they play in your fully fenced backyard. Set up a fire pit to enjoy the summer evenings on your patio or with easy access to the back lane from your backyard there's ample room to park your RV or toys. Upstairs, your extra large family room with vaulted ceiling, provides another spot for the family to be together to enjoy movie or game nights. Down the hall, the master bedroom is complete with large walk in closet, a 5 piece ensuite with dual vanities and soaker



tub. 2 additional bedrooms, a large laundry room and a 4 piece bathroom complete this level. The basement has been beautifully developed recently with new carpet throughout. The large entertainment area is perfect for the kids and their friends to gather. In additional, there is another bedroom with built in shelving and accent lighting, an office off the utility room and rough in for another bathroom. New HWT (2025), new dishwasher (2025) new washer/dryer (2024). This home is Built by Excel and is solar panel ready and built Green. Bring your favorite realtor to come and see how this home will check all the boxes off your list!

Built in 2013

Essential Information

MLS® #	A2248798
Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,053
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Sunrise Terrace
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	11
Zoning	R1
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.