

\$659,000 - 32 Sunrise Terrace, Cochrane

MLS® #A2227811

\$659,000

4 Bedroom, 4.00 Bathroom, 1,743 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

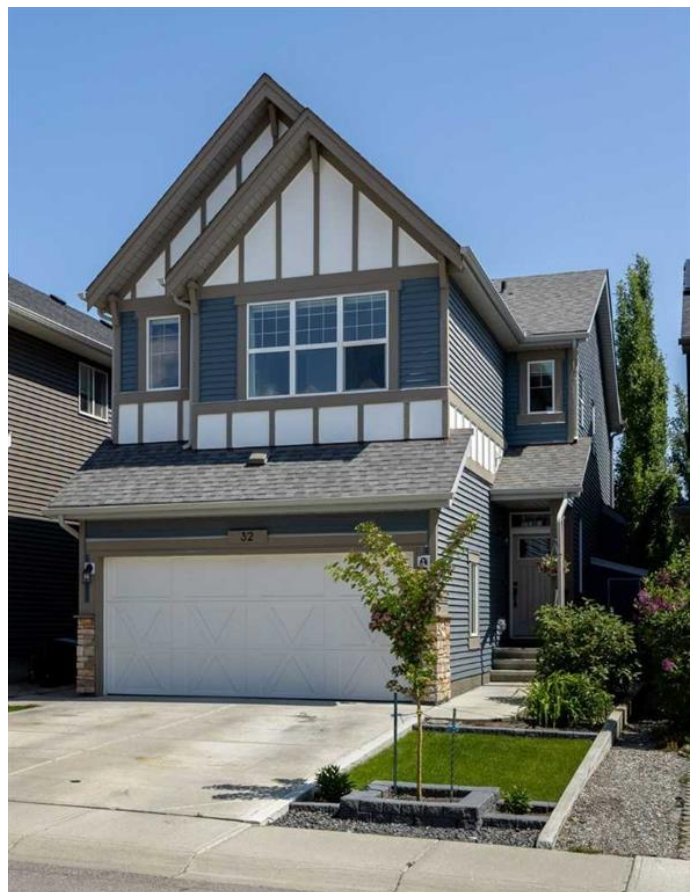
****OPEN HOUSE SATURDAY JULY 26, and
SUNDAY JULY 27

11:00am-1:00pm****Welcome to 32 Sunrise Terrace – a fully finished 4-bedroom, 3.5-bathroom two-storey home nestled on a quiet street in the heart of Sunset Ridge. Offering a seamless blend of comfort and function, this home features an attached heated garage, a bright and open main floor with 9’™ ceilings, and a south-east facing backyard that fills the space with natural light all day long.

The main floor showcases a spacious kitchen with extended built-in cabinetry into the dining area, a large back hall mudroom with ample storage, and seamless flow perfect for everyday living and entertaining. Step outside to a two-tiered deck surrounded by mature trees, lush landscaping, and two garden sheds.

Downstairs, enjoy a media room with built-in surround sound, a cozy flex space with fireplace, a dry bar with mini fridge, and a versatile fourth bedroom ideal for guests or a home office. Upstairs offers a generous bonus room and a primary suite with a charming peek-a-boo mountain view.

Additional features include central vacuflorough-in, front yard irrigation rough-in, and laneway access at the back. Located within walking distance to the K school and just steps from a stunning 6-acre park with walking paths, a playground, and a water feature – this home delivers the perfect blend of comfort,



convenience, and community.

Built in 2014

Essential Information

MLS® #	A2227811
Price	\$659,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,743
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	32 Sunrise Terrace
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V3

Amenities

Amenities	Gazebo, Park, Playground
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, On Street, Paved, Workshop in Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Dry Bar, Storage
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Electric, Fireplace(s), Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Decorative
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Storage
Lot Description	Back Lane, Back Yard, Garden, Rectangular Lot, Street Light
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	43
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.

