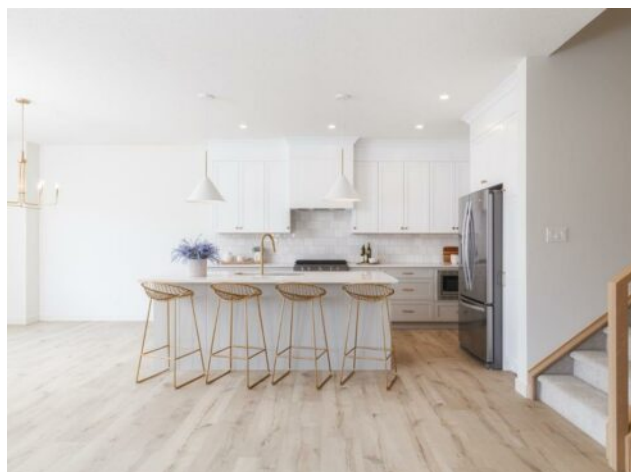


116 Sunrise Heath Cochrane, Alberta

MLS # A2252112



\$949,900

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|------------------|------------------------------|---------------|------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,307 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Rectangular Lot, See Remarks | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks | | |

Inclusions: N/A

Customize this home! Introducing the "Shelby" model. This beautiful 2 storey will be fully developed (YES! basement included!) backing a walking path on a quiet street. The open concept main floor is bright & airy - large windows bringing in all the natural light - showcasing the beautiful finishes throughout. The kitchen is incredible, complete with quartz counters, custom cabinetry, a spacious island and walk-thru pantry. Upstairs, enjoy spacious bedrooms a bonus room & laundry. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes.