



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

**51 Sunrise Heath
Cochrane, Alberta**

MLS # A2256885



\$774,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,295 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Flag Lot, Irregular Lot, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: None

Full Bath on Main, Basement Side Entry, Vaulted Bonus Room and a 3 Car Garage with a South Facing Front !! Welcome to a unique opportunity in today's competitive real estate market! This impeccable 3+1 bedroom home is brought to you by the renowned Douglas Homes Master Builder. Presenting the coveted Scottsdale-3 Model, this sun-soaked residence boasts a South-facing front and is conveniently located just a short walk to the future community center in Sunset Ridge. Elegance Meets Practicality: Step inside and be captivated by the abundance of upgrades awaiting you and your family. The main floor welcomes you with an open layout, soaring 9-foot ceilings, and grand 8-foot tall doors. Natural light floods the space through large windows, highlighting the beautiful engineered hardwood flooring throughout. A Culinary Oasis: The heart of this home showcases a spacious dining area and a kitchen that will inspire your inner chef. Revel in the high-end builder's grade appliance package and the striking quartz countertops that adorn every surface. On chilly evenings, gather around the stylishly warm and cozy electric fireplace, creating cherished family memories. Serene Retreat: The deluxe primary suite offers a tranquil escape with two generously-sized walk-in closets and his and her's vanity & sinks - a true oasis of relaxation. An additional feature is the large bedroom/flex room on the main floor with two 8-foot doors, ideal for those working from home or as a versatile space to suit your needs. Community Perks: For families, this location is a dream come true. Rancheview K-8 School is just a few blocks away, and St. Timothy High School is a short drive south. The future community center and a third school, in the pipeline, will be within walking distance. Convenience and Adventure Await: Escape into the mountains, just 40-45 minutes away on the

scenic route. The city of Calgary is a quick 30-minute drive, as is to your nearest Costco, while the airport is an easy 45-minute commute. Your Forever Home Awaits: If you've been searching for the perfect fit for your growing family, this exquisite and elegant home is the answer. But don't hesitate; opportunities like this are rare. A brand new 4-bedroom home at this price won't last long. Act now and make it yours today! Pictures from our Scottsdale-3 Model Showhome. This listing has a slightly different exterior & interior finishing package than as shown in the pictures presented here...(Attention fellow agents: Please read the private remarks.)