

# \$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

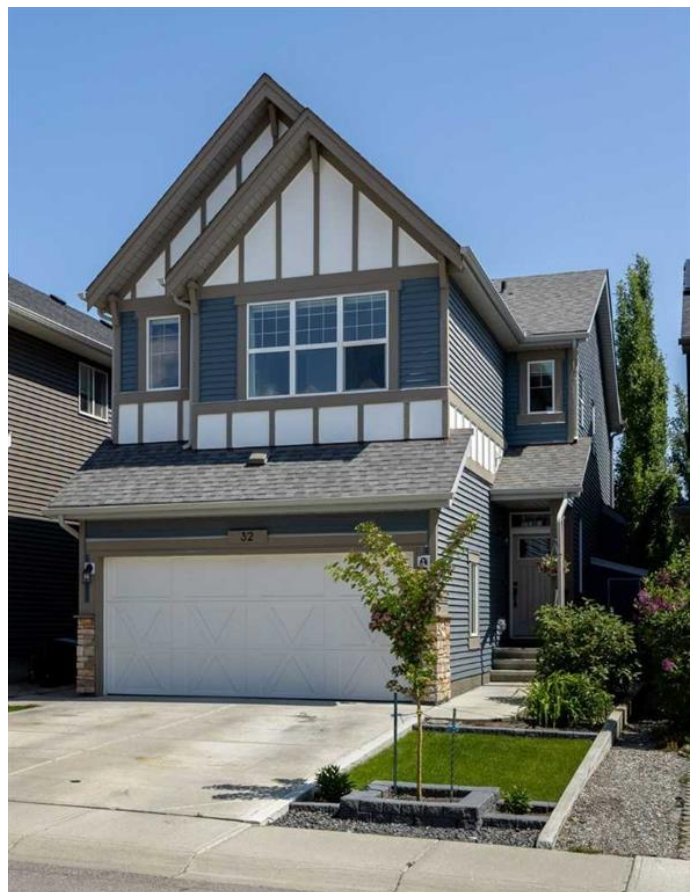
\*\*\*\*OPEN HOUSE SATURDAY JULY 26, and  
SUNDAY JULY 27

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&#8 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 | 59              |
| Zoning         | R-LD            |
| HOA Fees       | 153             |
| HOA Fees Freq. | ANN             |

### Listing Details

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

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