

**59 Sunrise Heath
Cochrane, Alberta**

MLS # A2169473



\$799,888

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,338 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	r-mx
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: none

Welcome to your dream home in the beautiful community of Sunset Ridge! Nestled on a ridge overlooking the town of Cochrane, this family-friendly neighborhood offers incredible Rocky Mountain views and Alberta's big blue skies as your daily backdrop. With a lifestyle centered around nature and community, Sunset Ridge is the perfect place for families to call home, combining the best of small-town charm with breathtaking scenery. Built by Castellano Custom Homes, every detail of this property is designed to reflect your unique vision. With a commitment to never building the same home twice, Castellano ensures that your home blends modern elegance or classic craftsmanship—whatever style speaks to you—into a one-of-a-kind design. The open-concept layout, 9 foot ceilings, and oversized windows fill the space with natural light, while the gourmet kitchen features a large island, natural countertops, and a breakfast bar and eating nook, making it perfect for both entertaining and daily family life. This home also offers a walk-in pantry, mudroom with built-in, a main floor office, and an upstairs bonus room. The luxurious owner's suite comes with a spa-like ensuite, dual vanities, a soaker tub, and a walk-in closet with custom built-ins. With LVP flooring, an attached garage with extra storage, and proximity to schools, shopping, and the mountains, this custom-built home is truly one-of-a-kind. Experience the best of Alberta's landscapes, paired with Castellano's unrivaled craftsmanship. Book your showing today!