

# \$949,900 - 116 Sunrise Heath, Cochrane

MLS® #A2252112

**\$949,900**

3 Bedroom, 3.00 Bathroom, 2,307 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

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.

Built in 2025

## Essential Information

MLS® #	A2252112
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,307
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



## Community Information

Address	116 Sunrise Heath
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S4

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Days on Market	48
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office            The Real Estate District

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