

\$739,900 - 63 Sunrise Heath, Cochrane

MLS® #A2269947

\$739,900

4 Bedroom, 3.00 Bathroom, 2,266 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Exceptional Value in Sunset Ridge ...
Presenting the Monte Carlo 7 by Douglas
Homes Master Builder ... a beautifully
designed two-storey offering 4 bedrooms, 2.5
bathrooms, and 2,191 sq.ft. of refined living
space. Perfectly located on Sunrise Heath, this
home blends thoughtful design with everyday
functionality for the modern family.

Step inside to discover a bright, open main
floor with 9â€™™ ceilings, engineered
hardwood, and a cozy electric fireplace
anchoring the great room. The contemporary
kitchen features quartz countertops, a
walk-through pantry, and premium finishes â€”
seamlessly connected to the dining nook for
relaxed family gatherings. A versatile main
floor flex room offers the ideal space for a
home office or quiet retreat.

Upstairs, a spacious bonus room expands
your living space, while the primary suite offers
a large walk-in closet and elegant ensuite.
Three additional bedrooms and an upper-floor
laundry complete the level. Additional features
include tile flooring in baths and laundry, a
side entry to the basement, and an oversized
double attached garage.

If you have a young family, youâ€™™ll
appreciate the convenience, RancheView
Kâ€™8 School is just a few blocks away, and
St. Timothy High School sits at the south end
of Sunset Ridge, only minutes by car. The



planned community centre and future third school will soon be within walking distance. For weekend escapes, the Rocky Mountains are just 40–45 minutes away, while commuting to Calgary, Costco, or even the airport is a smooth drive, roughly 30 to 45 minutes.

Designed with style and substance, this is a home where comfort, community, and connection all come together.

Built in 2025

Essential Information

MLS® #	A2269947
Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,266
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	63 Sunrise Heath
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3C5

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	9
Zoning	R1
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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