

\$765,900 - 72 Sunrise Heath, Cochrane

MLS® #A2265940

\$765,900

3 Bedroom, 3.00 Bathroom, 2,109 sqft
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Exceptional value in Sunset Ridge || Introducing the Mount Rundle by Douglas Homes Master Builder â€” a thoughtfully designed two-storey home with a full 9-ft walk-out basement, 3 + 1 bedrooms, 3 full bathrooms, and a flex room on the main floor. With its 26-ft wide design, this home balances modern comfort and practical living. The main floor features 9-ft ceilings, engineered hardwood floors, a bright great room with an electric fireplace, and a well-appointed kitchen with quartz countertops and stainless-steel appliances. A full bath and flex room on this level add everyday versatility â€” ideal for guests or a home office. Upstairs, youâ€™ll find a spacious loft and three bedrooms, including a primary suite with dual walk-in closets and a private ensuite with double vanities. A treated wood deck completes the rear yard for easy outdoor enjoyment. If you have a young family, RancheView School (Kâ€“8) is just a few blocks away and St. Timothy High School is only minutes down Sunset Boulevard. The future community centre and a third school, when thatâ€™s done, will be within short walking distance. Weekend escapes to the mountains are a scenic 40â€“45 minutes away, while your commute back to Calgary takes roughly 30 minutes â€” about the same to Costco and 45 to the airport.

Built in 2025



QUICK POSSESSION

MOUNT RUNDLE

72 Sunrise Heath • Sunset Ridge, Cochrane

3+1 bedrooms 3 bathrooms 26'

FEATURES

- ★ 9'-0" Walk-Out Basement
- ★ Main Floor Full Bath
- ✓ Electric Fireplace
- ✓ 9' Main Floor Ceiling
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floors
- ✓ Main Floor Flex Room
- ✓ Treated Wood Deck
- ✓ Built-in Bench to Entry
- ✓ Double Vanities to Ensuite
- ✓ Walk-in Closets
- ✓ Upper Floor Loft

Essential Information

MLS® #	A2265940
Price	\$765,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,109
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	72 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, Driveway
# of Garages	2

Interior

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

Exterior

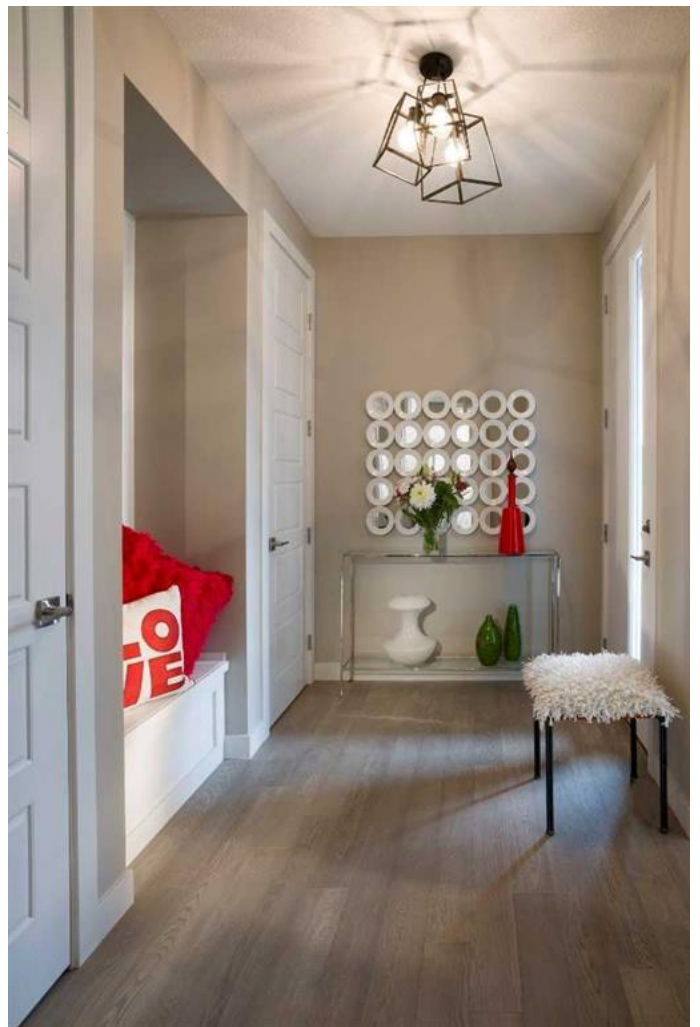
Exterior Features	Lighting
Lot Description	Back Yard, Rectangular Lot,
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	11
Zoning	R1
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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