

# \$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 | 3                  |
| Zoning         | R1                 |
| HOA Fees       | 153                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|



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