



GRASSROOTS
REALTY GROUP

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331 Sunset View Cochrane, Alberta

MLS # A2224087



\$865,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Located on a quiet street with a spacious pie-shaped lot backing directly onto scenic walking paths, this beautiful 2-storey home offers over 2500 sqft of well-designed living space plus a fully finished, builder-developed basement. With 4 spacious bedrooms and 3.5 baths, this home seamlessly blends comfort, style, and functionality—perfect for families who value space, natural beauty, and high-end finishes. The open-concept main floor offers an ideal layout for entertaining and daily living, with a well-appointed kitchen that includes premium appliances, a large granite island, walk-in pantry, built-in microwave, stove with double ovens, and an eat-up breakfast bar. The bright dining area leads to the backyard and seamlessly connects to a warm and inviting living room centered around a gas fireplace with a floor-to-ceiling brick surround, classic mantle, and built-in fan—perfect for cozy evenings with family or guests. Step outside and enjoy the expansive, full-width deck with durable dura deck coating, natural gas BBQ hookup, and views of the ravine, forest, and mountains. The larger pie-shaped lot provides more space between neighbours and a greater sense of privacy and openness, with direct access to the extensive community pathway network. Upstairs, a spacious bonus room provides a flexible retreat for movie nights, a playroom, or a quiet reading space. The elegant primary suite features a spa-like 5-piece ensuite with granite counters, dual vanities, a deep jacuzzi tub, glass-tiled shower, and dual walk-in closets. Two additional bedrooms share another full bathroom, and the upper-level laundry room is conveniently located for ease of use. The basement, completed by the builder with consistent quality and design, features high ceilings, a second gas fireplace with floor-to-ceiling brick and fan, built-in ceiling speakers, a large open recreation area, fourth

bedroom, 4-piece bath, and a generous storage room offering plenty of space to keep things organized. Additional upgrades include Hunter Douglas blinds in neutral tones with top-down/bottom-up functionality, a water softener, and a brand-new oversized hot water tank installed in December 2024. An oversized double attached garage provides plenty of space for vehicles and storage. Located just minutes from schools, the community pond, and everyday amenities, this home offers the ideal balance of peaceful surroundings and convenient access.