



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

339 Sunset View Cochrane, Alberta

MLS # A2232503



\$859,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,698 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rect		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Mixed, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Sonos sound system, home theatre screen and projector, Black cabinet style shelves in garage, Light fixtures (all), Window dressings (all), TV mounts (all), Garage heater.

Quality, class, sophistication; 339 Sunset View, Cochrane has it all. Looking for your move up, forever home? Step inside to discover why this could be the one. Covered entry way and porch adds a sense of security and the feeling of "I have arrived" from the moment you approach the home. Striking Engineered hardwood throughout the main floor ties this east facing, morning sunlit space into the elegant gathering area you've always dreamed of. Ceiling height cabinetry, added living room bump out, plus gas fireplace with floor to ceiling stonework complete the main floor package. Walkthrough pantry, half bath and ample storage makes the space versatile and functional.. Through the sliding patio door, your fully fenced backyard is ready for you to move in and enjoy this summer, with community walking path right outside your back fence. Upstairs enter an oasis of well-planned spaces, both practical and stylish in their layout and decor. In the primary bedroom, wake up to beautiful morning sun and step right into your spa- like ensuite to get ready for the day. Large bonus room with ceiling fan leaves plenty of room to relax and spend time together as a family. Completing the upper floor, find two large bedrooms with walk in closets plus an additional room that can be used as an office, spare bedroom or playroom. Convenient nook can accommodate a desk for homework time and the upstairs laundry comes complete with storage cupboard, shelving and a convenient laundry sink. In the fully finished basement find your home theatre tucked away with included projector and Sonos sound system, plus pot lights for that extra ambience. Large recreation room/living room is yours to design and use as you wish with enough space for a pool table, foosball or other entertainment options. The basement bedroom and bathroom truly make this a visitors

retreat, with enough room for everyone when family come to stay. The street name says it all; as you walk down the hill of Sunset View, the Rocky Mountains feel so close you can touch them. Sunset Ridge has an active commercial area with a pub, take out restaurants, medical and dental clinics, pharmacy and a gas station-convenience store. Rancheview K-8 School is around the corner and St. Timothy's School 7-12 School is just down the hill. Opportunity is knocking, book with your Realtor today.