



**GRASSROOTS**  
REALTY GROUP

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**117 Sunset View**  
**Cochrane, Alberta**

**MLS # A2236332**



**\$875,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,181 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** Garage remote (s), Shed, AC

**Stunning Two-Story Home with Walkout Basement, Triple Garage & Mountain Views** Welcome to this beautiful finished two-story home, perfectly situated in a family-friendly community with schools, parks, playgrounds, and every amenity close at hand. Backing directly onto a walking path and greenspace, this home combines stunning mountain views with comfort, character and an unbeatable location. The open-concept main floor showcases an inviting living area, highlighted by a soaring floor-to-ceiling fireplace, and a dedicated main floor office offering the perfect space for remote work or study, and the gourmet kitchen—with high-end finishes and ample storage—open to the dining and living areas, ideal for family life and entertaining. Upstairs, the primary retreat features a stunning ensuite with a spa-inspired soaker tub, oversized walk-in shower, dual vanities, and a spacious walk-in closet. Two additional upper-level bedrooms are generously sized and accompanied by a versatile bonus room perfect for a media area or kids' play space. You'll also find another full bathroom plus a wonderful laundry room with counters and storage space. Downstairs, the fully finished walkout basement extends your living space with a large rec room, cozy fireplace, stylish wet bar, and two more bedrooms, plus direct access to the professionally landscaped backyard—designed for relaxation and entertaining. A triple car garage with built-in heat is perfect for storing your cars and toys while still leaving plenty of space for hobbies or a workshop area. The house is upgraded to include central air conditioning for year-round comfort, the furnace was replaced in 2021, new fridge in 2023 and new washing machine in 2024. This is the rare combination of location, layout, and luxury that you've been waiting for. Don't miss your chance—book your

private tour today and discover everything this exceptional home has to offer!