



GRASSROOTS
REALTY GROUP

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**272 Sunset View
Cochrane, Alberta**

MLS # A2239688



\$775,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,500 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SAT JULY 19 FROM 2-4. Pride of ownership is evident in this Jayman built home offering 3,121 SF of developed living space with 3+1 bedrooms, 3.5 bathrooms and a RARE over-sized attached garage (24'x24'). Greeted by a spacious, tiled foyer, you will love the bright and open main floor featuring modern laminate flooring throughout and a living room with a cozy gas fireplace with floor to ceiling stone surround. The Chef's kitchen is sure to impress with granite counter tops, large center island, raised breakfast bar, stainless steel appliances (including a gas cooktop and chimney style hoodfan), loads of cabinet space and a corner pantry. A dining area, with brick feature wall, gives access to the deck and sunny backyard and a powder room completes this space. Upstairs you will find a bonus room and master suite with a spa-like 5 piece en-suite complete with His & Her vanities, His & Her walk-in closets and a separate make up counter. Two additional bedrooms which share a 4 piece bathroom and a conveniently located laundry room are also on this level. The basement is finished with a family room, 4th bedroom, 4 piece bathroom and ample storage. Don't overlook the central AC for those hot summer days and your location within minutes to an array of amenities and walking distance to the local elementary school (grades K-8) and high school as well as the convenience of a north entrance into the community coming soon. Book your showing today!