



GRASSROOTS
REALTY GROUP

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**399 sunrise View
Cochrane, Alberta**

MLS # A2245934



\$499,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,339 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, No M		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Sunset Ridge — one of Cochrane’s most sought-after communities! This 3-bedroom, 2.5-bath duplex is perfectly positioned with no back neighbours and designated green space behind, offering both privacy and a beautiful natural backdrop. Step inside to a bright, open-concept main floor, featuring a functional kitchen with stainless steel appliances, a central island, and seamless access to the back deck and yard — perfect for summer BBQs and family gatherings. Upstairs, you’ll find three spacious bedrooms, including a private primary suite with its own ensuite, ensuring comfort and privacy for everyone. The tall single attached garage offers extra height for storage or larger vehicles, and the unfinished basement is ready for your personal touch and future development. Set in a prime location close to parks, playgrounds, walking paths, and schools, this home also offers quick road access to the highway for easy commutes and adventures. Plus, with a planned potential school and future community center site nearby, Sunset Ridge continues to grow as a vibrant, family-focused neighborhood. Enjoy the small-town charm of Cochrane with easy access to Calgary and the breathtaking Rocky Mountains — truly the best of both worlds. All of this comes at an excellent price point, making it a fantastic opportunity for first-time buyers, growing families, or investors. Don’t miss your chance to make Sunset Ridge home!