



**GRASSROOTS**  
REALTY GROUP

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**148 Sunrise View  
Cochrane, Alberta**

**MLS # A2257772**



**\$630,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Sunset Ridge           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,956 sq.ft.           | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.08 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                                                |
|--------------------|------------------------------------------------|
| <b>Heating:</b>    | Central, Natural Gas                           |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                         |
| <b>Roof:</b>       | Asphalt Shingle                                |
| <b>Basement:</b>   | Full, Partially Finished                       |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                       |
| <b>Foundation:</b> | Poured Concrete                                |
| <b>Features:</b>   | High Ceilings, Skylight(s), Vaulted Ceiling(s) |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-1 |
| <b>Utilities:</b> | -   |

**Inclusions:** TV Mounts and cable management, TV in basement, Tire rack in garage, plastic shelving in the garage, closet in the primary bedroom.

Step into luxury and comfort with this stunning Sunset Ridge home that offers a perfect blend of modern amenities and thoughtful design. From the moment you enter, you'll be captivated by the bright and spacious layout that is sure to impress even the most discerning buyer. Upon entering, you will find a bright and inviting office/den area with stylish barn doors, perfect for working from home or virtual meetings. Head on over to your spacious kitchen featuring stainless steel appliances, including gas range, custom wine rack, and bar fridge. An expansive two-tier island with ample storage and seating, ideal for entertaining guests or enjoying breakfast completes this lovely kitchen. Want to unwind? Enjoy a main floor cozy living room with a gorgeous gas fireplace for relaxing evenings and movie nights. Summer time? Turn on that COOL AC! Convenient main floor laundry, half bath, and access to the double garage and deck/backyard wrap up the main floor. Make your way upstairs, where you are greeted by HUGE bonus room, with vaulted ceilings, offering a versatile space for play or entertainment. Also upstairs, are 2 generously sized bedrooms, a full bath, and ofcourse, the primary retreat with ensuite bathroom for ultimate comfort and relaxation. A partially finished basement, ready for your personal touch and customization wraps up the inside of this beautiful home. Sunset Ridge is a thriving community with parks, trails, schools (k-8 and a highschool) and , and shopping all within reach, making it an ideal location for families of all ages. Enjoy the convenience and charm of this vibrant neighborhood! This home provides easy access to everything you need while offering a peaceful retreat from the hustle and bustle of everyday life.