



GRASSROOTS
REALTY GROUP

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**391 Sunrise View
Cochrane, Alberta**

MLS # A2266183



\$549,999

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,555 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MX

Utilities: -

Inclusions: Garden Shed

**** OPEN HOUSE: Sunday, October 26th 11-1pm **** Welcome to 391 Sunrise View! This fully developed duplex home offers 2,016 square feet of developed living space and features 4 bedrooms along with three and a half bathrooms and single attached garage. The property boasts a back deck with gorgeous mountain views and a private backyard Oasis. The entrance opens into an open plan kitchen with island, dining, and living area, with the dining room featuring a standout feature wall, complemented by a cozy living room. A convenient two piece bathroom completes the main level. Upstairs, the primary suite includes a four-piece ensuite and a walk-in closet. The upper floor also has a large bonus room perfect for family movie nights, two additional spacious bedrooms, a laundry room, and a family bathroom. The finished basement provides a recreation room, an additional bedroom, and a three piece bathroom, perfect for extended family and guests! Located in the sought after neighbourhood of Sunset Ridge, with easy access to the mountains, biking and walking paths and just a short drive to the Town of Cochrane and its many amenities. It offers easy commuting to Calgary while enjoying small town living. Book your showing today!