



GRASSROOTS
REALTY GROUP

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**251 Sunrise View
Cochrane, Alberta**

MLS # A2266647



\$515,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,649 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MX
Utilities:	-

Inclusions: NA

Three Bedrooms | Ensuite | Mountain Views | Attached Garage | Now available in the sought-after community of Sunset Ridge in Cochrane, AB This Jayman built home has been lovingly maintained by its original owner and offers the perfect blend of comfort, style, and plenty of charm. Perched up in the perfect neighborhood of Sunset Ridge offers easy in and out access, playgrounds, shopping and short commutes to the Ghost Lake, Calgary, Canmore and much more. Featuring 3 bedrooms, 2.5 bathrooms, Living rooms up and down, Well rounded master bedroom and Ensuite Undeveloped Basement with 9ft ceilings, this home is move-in ready and designed for easy laid back family living. Enjoy your morning coffee on the private outdoor deck, With its fully fenced yard thats set up for entertaining and enjoying the Rockies from sun up to sun down. Spend your weekends or spare time immersing yourself in the Town of Cochrane's charm. **HIGHLIGHTS -** 3 Bedrooms | 2.5 Bathrooms|Mountain views| Private yard & spacious deck| Fully fenced| Original owner Don't miss your chance to make Sunset Ridge home and book your private showing today.