



GRASSROOTS
REALTY GROUP

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204 Sunset View
Cochrane, Alberta

MLS # A2268934



\$799,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,382 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

Inclusions:	N/A
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****LEGAL BASEMENT SUITE**** Welcome to this stunning two-storey home in the heart of Cochrane's highly sought-after community of Sunset Ridge. Offering 3336 sqft of total living space, this AIR-CONDITIONED corner-lot property perfectly blends modern luxury with everyday comfort — complete with mountain views, a brand-new legal suite, and countless upgrades throughout. 5096 SQFT CORNER LOT SIZE! Step inside and be greeted by a bright, open foyer with soaring 9 ft ceilings and a warm, welcoming atmosphere. The main floor features durable tile flooring throughout, ideal for families and easy maintenance. The luxury kitchen is a chef's dream, showcasing rich granite countertops, a large island, tons of cabinetry, and a massive walk-in pantry for all your storage needs. Entertain in style in the great room, complete with a cozy gas fireplace, or host summer gatherings on your oversized, full-length deck while enjoying the mountain views. A main floor den, laundry area, and spacious mudroom add convenience and function to this exceptional layout. Upstairs, you'll find plush high-end carpet installed in 2023 and a thoughtfully designed upper level featuring a luxurious primary suite with a spa-inspired 5-piece ensuite — complete with a deep soaker tub, double sinks, and a separate shower. The walk-in closet provides ample space for your wardrobe. Two additional generous bedrooms, each with their own walk-in closets, offer plenty of room for children, guests, or home offices. This home comes fully equipped with modern amenities, including a smart home entertainment system, built-in speakers throughout (and on the deck), an irrigation system, and elegant Hunter Douglas blinds in every room. Above the garage, you'll find a soundproof entertainment room, ideal for movie nights, gaming, or

music — a perfect retreat for the entire family. The showstopper is the brand-new legal basement suite (built in 2024), featuring a private side entrance, two spacious bedrooms, large bright windows, and contemporary finishes throughout. SEPARATE WASHER/DRYER. This space is ideal for extended family, guests, or as a mortgage helper generating rental income. Freshly painted from top to bottom, this home feels brand new and move-in ready. Located on a corner lot with beautiful curb appeal, you'll appreciate the extra yard space and open feel. The double attached garage provides plenty of parking and storage. Set within the family-friendly community of Sunset Ridge, this home offers everything you need within minutes — schools, parks, playgrounds, walking trails, and local shops and restaurants. Enjoy the perfect balance of small-town charm and city convenience, with easy access to downtown Cochrane and a short drive to the Rocky Mountains for weekend adventures. This incredible home truly has it all — space, luxury, and unbeatable versatility.