



**GRASSROOTS**  
REALTY GROUP

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## 148 Sunrise View Cochrane, Alberta

**MLS # A2276606**



# \$625,000

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,933 sq.ft.	<b>Age:</b>	2014 (12 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>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** TV Wall Mount(s), Tire Rack in Garage, Built-In PAX Closet in the Primary, All Window Coverings, All Curtains and Curtain Rod(s), All Shelving Attached, Utensil Holder Above Stove, Barn Door with Attachments, Garage Control(s), Wire Racks in Pantry

Welcome to this beautifully appointed Sunset Ridge home, where comfort, style, and functionality come together seamlessly. From the moment you step inside, you'll appreciate the bright, open-concept design and thoughtful finishes throughout. Just off the front entry, a PRIVATE OFFICE/DEN with elegant barn doors offers the ideal work-from-home or study space. The heart of the home is the spacious UPDATED KITCHEN, complete with STAINLESS STEEL appliances including a GAS RANGE, CUSTOM WINE RACK, BAR FRIDGE, and an impressive two-tier island with abundant storage and seating, perfect for hosting and everyday living. The adjoining main-floor living room is warm and inviting, featuring a striking GAS FIREPLACE that sets the tone for cozy evenings. CENTRAL AIR conditioning ensures year-round comfort, while the main level also includes convenient LAUNDRY, a half bathroom, and direct access to the DOUBLE ATTACHED GARAGE and backyard deck, ideal for indoor-outdoor living. Upstairs, a LARGE VAULTED bonus room provides flexible space for a media room, play area, or family lounge. This level also offers two spacious bedrooms, a full bathroom, and a serene primary retreat complete with a private ensuite designed for relaxation. The unfinished basement offers excellent potential for future development, allowing you to customize the space to suit your needs. Situated in the vibrant community of Sunset Ridge, residents enjoy nearby parks, scenic walking paths, schools (K&ndash;8 and high school), and convenient shopping. This exceptional home combines everyday convenience with a peaceful neighbourhood setting, perfect for families and professionals alike.