



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

251 Sunrise View Cochrane, Alberta

MLS # A2278985



\$514,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,649 sq.ft.	Age:	2015 (11 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: N/A

Welcome to 251 Sunrise View, Located in the sought-after community of Sunset Ridge in Cochrane, AB. This Jayman built, 3-bedroom, 2.5-bath home has been meticulously maintained by its original owner and offers the perfect blend of comfort, style, and charm. Ideally perched in a family-friendly neighbourhood, you'll appreciate the easy access in and out of the community, nearby playgrounds, schools, shopping, and short commutes to Ghost Lake, Calgary, Canmore, and beyond. The thoughtfully designed main level features 9 ft Ceilings, an open-concept kitchen with mountain views, flowing seamlessly into the living area and out to your pristine private backyard. Upstairs, you'll find a well-appointed primary bedroom complete with a full ensuite and a spacious walk-in closet, along with two additional bedrooms and a full bathroom. With living spaces both upstairs and down, this home offers flexibility for families, work-from-home needs, or entertaining. The undeveloped basement boasts an open style footprint with 9-foot ceilings and awaits your personal touch, offering endless potential for future development. Outside, the fully fenced yard is perfect for entertaining, relaxing, and enjoying the Rocky Mountain views from sunrise to sunset. Spend your weekends embracing the charm and lifestyle of the Town of Cochrane — this move-in-ready home is designed for easy, laid-back family living. Don't miss your opportunity to call Sunset Ridge home. Book your private showing today.