



**251 Sunrise View  
Cochrane, Alberta**

**MLS # A2278985**



**\$514,000**

<b>Division:</b>	Sunset Ridge	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,649 sq.ft.	<b>Age:</b> 2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached	
<b>Lot Size:</b>	0.08 Acre	
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Street Lighting	

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

**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.