



**238 Sunset View
Cochrane, Alberta**

MLS # A2288446



\$775,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,851 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Kitchen Island, Open Floorplan, Pantry, Sauna, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Vacuum in garage, Basement mirror, Security system, Garage tire rack and hangers, Backyard Gas Fire Pit.

Welcome to one of the most uniquely positioned homes on the street, offering clear, unobstructed MOUNTAIN VIEWS from the backyard, dining room, primary bedroom, and even the ensuite bath. Surrounded by three green spaces, this home delivers a rare sense of privacy, openness, and connection to nature where morning coffee comes with mountain sunrises and evenings wind down under Cochrane's painted skies. Extensively renovated and thoughtfully upgraded, the home features a 3-year-old designer kitchen with new appliances and three custom waterfall countertops, a true focal point for gathering and entertaining. Motion sensed Under-cabinet lighting, rounded drywall corners, hardwood floors on the main and upper levels, comfort, and quality throughout. Major mechanical upgrades provide peace of mind and everyday comfort, including AC, high-efficiency furnace (2021) with UV air purification system for crisp, clean air, an upgraded 60-gallon electric hot water tank, water softener, and a full home water filtration system with reverse osmosis (2013) for premium drinking water. Fireplaces have been recently cleaned and serviced. Fully wired with Telus security and surround sound speakers. Designed for both relaxation and entertaining, the home features two custom decks with a gas fire pit that capture the mountain views, along with a fully wired backyard gazebo complete with gas fireplace, TV hookup, electricity, and space to host year-round. The basement offers a wet bar, steam shower, and a versatile soundproofed entertainment area easily transformed into a theatre room, home gym, or yoga retreat. Zero-scaped landscaping ensures a low-maintenance lifestyle so you can spend more time enjoying the setting and less time maintaining it. A rare opportunity to own one of the few homes in this location with true unobstructed

mountain views, thoughtful upgrades, and a lifestyle that's hard to replicate.