



**344 Sunset View
Cochrane, Alberta**

MLS # A2293770



\$659,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Storage Shed, Security System Hardware, TV Mounts (2)

****Open House Saturday April 11, 1-3PM**** Welcome to a home that finally checks all the boxes… and doesn’t need a “vision board” to get there. With over 2,000 sq. ft. of above-grade living space, this one is move-in ready and built for real family life (not just Pinterest). Step inside to a bright, spacious foyer that leads into an open-concept main floor... perfect for everything from quiet mornings to hosting friends who say they’ll leave at 9 but are still there at midnight. The kitchen is the true showstopper, featuring granite countertops, stainless steel appliances, tons of cabinetry (look out, you Tupperware hoarders), and a large island that will quickly become everyone’s favourite hangout spot. The dining area flows seamlessly into the cozy living room, complete with a gas fireplace and big windows that flood the space with natural light, because nobody wants to feel like they live in a basement… unless it actually is the basement (which, by the way, is still wide open for your future plans). Upstairs, you’ve got a bonus room for movie nights, kids’ chaos, or hiding from said chaos, plus a home office nook for those “working from home” days. The upper-level laundry means no more hauling baskets up and down stairs (your future self says thank you). The primary bedroom is a true retreat with a walk-in closet, a 5-piece ensuite, and beautiful mountain views to wake up to. One of the secondary bedrooms also enjoys mountain views, adding an extra little wow factor upstairs. Two additional bedrooms and a full bathroom round out the upper level, giving everyone their own space (or at least the illusion of it). Outside, the fully fenced backyard is ready for kids, pets, BBQs, and that one neighbour who always “just stops by.” There’s a deck, patio, and even a storage shed — because

somehow we all have more stuff than we think. And the location? This is where family living really shines. You're just steps to RancheView School (sorry kids… snow day excuses just got tougher), Sunset Pond playground, and beautiful Sunset Park, meaning more time outside, more family time, and less time in the car. Bottom line: this home delivers the space, layout, and lifestyle families are actually looking for… without the projects, stress, or compromises.