



**168 Sunset View  
Cochrane, Alberta**

**MLS # A2302904**



**\$650,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,766 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Fruit Trees/Shrub(s), Lawn, Level, Open Lot, Pie Shaped Lot, Un		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

OPEN HOUSE/s Sat and Sunday April 18 & 19 (12-2PM)&hellip;. Discover this upgraded Jayman Master Built two-storey featuring three bedrooms and more than 1,700 sq. ft. of refined living space, complemented by an unfinished basement awaiting your personal touch. Positioned on a generous corner lot steps from pathways, parks, and playgrounds, the home welcomes you with a sunlit vaulted foyer that flows into an open kitchen, dining, and living area anchored by a statement fireplace. The culinary kitchen boasts a breakfast bar and chef-style finishes, while the main floor is completed by a 2-piece powder room and a roomy laundry/mud room off the garage. Upstairs, two secondary bedrooms share a well-appointed 4-piece bath, and the expansive primary retreat includes a walk-in closet and a spa-like 5-piece ensuite. The impressive 25' x 24' finished garage underscores the property's quality, and outdoor living is enhanced by a 27' x 17' stone patio and a meticulously landscaped stone garden with irrigation. This home is truly a must-see.