



**312 Sunset View
Cochrane, Alberta**

MLS # A2303836



\$729,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,320 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Recessed Lighting, Storage		

Inclusions: Hot Tub

Perfect family home in a prime location—This home has mountain views and a backyard that dreams are made of—Welcome to this beautiful, fully developed home offering over 3,100 sq ft of thoughtfully designed living space, perfectly suited for growing families and years of enjoyment to come. The main floor features a bright, open-concept layout that blends comfort and function. The cozy living room is anchored by a gas fireplace, creating the perfect space to gather with family or unwind at the end of the day. The chef-inspired kitchen is both stylish and practical, showcasing stainless steel appliances, granite countertops, a ceiling hood fan, and a large island ideal for meal prep, casual dining, and entertaining. The spacious dining area flows seamlessly to the covered deck and up to the second-level deck, where you’ll find a gorgeous saltwater hot tub (New in 2021)—your own private retreat. Imagine family barbecues, quiet morning coffees, and evenings spent soaking under the stars. Upstairs is designed with everyday family living in mind. A large bonus room with mountain views offers a flexible space for movie nights, a playroom, or a home office. The primary retreat is generously sized, featuring a huge walk-in closet and a luxurious ensuite complete with dual sinks, a soaker tub, and a separate shower. The convenience of an upper floor laundry room makes daily routines that much easier. Two additional bedrooms and a full bathroom complete this level, providing plenty of space for kids or guests. The fully developed lower level expands your living space even further, offering a versatile family room that can easily adapt to your lifestyle—whether it’s a home gym, games area, or media room. The built-in bar makes it perfect for entertaining, while the fourth bedroom and full bathroom are ideal for guests, teenagers,

or extended family. Stay cool and comfortable all summer long with the added bonus of air conditioning (Installed 2024), ensuring restful nights even on the hottest days. Step outside and you'll truly appreciate the setting—this home offers incredible outdoor space for kids to play, family gatherings, and creating lasting memories. Located in the highly desirable community of Sunset Ridge, you're surrounded by kilometres of scenic pathways, parks throughout the neighbourhood, and a beautiful pond just steps from your front door. Enjoy the convenience of nearby amenities including restaurants, medical services, a liquor store, and a pharmacy. Families will love the close proximity to schools, including Ranchview School and St. Timothy High School. With stunning mountain vistas right from the front of the home, a welcoming community atmosphere, and a layout designed for both everyday living and entertaining, this property offers incredible potential as a forever family home. This is a place where memories are made and cherished for years to come. This could be THE ONE!