



**347 Sunset View
Cochrane, Alberta**

MLS # A2137994



\$849,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,541 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, See Remarks		

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

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Beverage Fridge - Basement Bar, Washer +Dryer, Window Coverings, Garage Control + Remote(s), Central Vacuum + Attachments, Air Conditioning (2), Home Theatre Projector, Retractable Screen and Built-In Speakers

Welcome to 347 Sunset View! This custom built 2 STOREY, FULLY FINISHED home offers a total of over 3300 sqft of living space (including lower level). Offering 4 bedrooms and 3.5 baths and many upgraded features you will love! You are immediately welcomed home into a beautiful front entrance with 2 large closets to keep you organized. The main floor kitchen, dining room, family room offer an open floor plan for the entire family to enjoy. The kitchen is beautifully designed with Jennair Chef's kitchen upgraded appliances, pantry, eat up breakfast bar and large central granite island giving you loads of counter space. The living room is a great size centered around the cozy gas fireplace with a custom tile mantle. From the dining room head out to the beautiful patio and perfectly landscaped yard with exposed aggregate pad and a gate to the pathway where you are just steps away from gorgeous ravine and mountain views. Head up to the 2nd level to your huge family bonus room, making this a fantastic tv / toy / living room. The master bedroom is complete with a 5 pc ensuite including granite counters, oversized glass tiled shower and soaker tub. You will love the separate vanity sink spaces and 2 walk-in closets. There are two additional great-sized bedrooms sharing a 5 pc bathroom also finished in granite. The laundry room is conveniently located upstairs with a Samsung washer and dryer. The basement has been builder finished with the same upgrades as the upper floors. Game nights will never be the same with the ultimate theater room including a giant retractable screen, projector, custom built wall shelves and of course a wet bar. A 4th bedroom and home gym (or office) with additional 4 pc bathroom can also be found on the lower level. This home also comes with 2 AIR CONDITIONERS, WATER ON DEMAND, an OVERSIZED GARAGE, EXPOSED AG

DRIVEWAY, GRANITE THROUGHOUT all bathrooms and so much more! Also close to the beautiful walking paths on the Sunset Ravines. Sunset Ridge has many convenient amenities including a medical office, dentist, and pharmacy, as well as bakery, gas station/convenience and restaurant. The elementary school (grades K-8) is also just a short 5 minute walk from the house.