



GRASSROOTS
REALTY GROUP

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**295 Sunrise View
Cochrane, Alberta**

MLS # A2191298



\$559,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,605 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Landscaped, Law		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX Residential Mix
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: Electric Fireplace, All appliances in the basement - Refrigerator, Stove, Dishwasher, washer/dryer , microwave with hood fan

Enjoy breathtaking mountain views from the main floor of this beautifully maintained home in the highly sought-after Sunset Ridge community! The open-concept main floor features a cozy yet modern electric fireplace, while the upper level offers three spacious bedrooms, including a primary suite with an ensuite, a four-piece bath, and a convenient upstairs laundry. The fully suited walkout basement is perfect for multi-generational living or rental income. Step outside to a west-facing deck for stunning evening sunsets, with a fully fenced backyard ideal for kids and pets. Upgrades include a widened driveway for side-by-side parking, lower level composite deck, and an outdoor staircase leading to the backyard. With endless pathways, parks, and two schools within the neighborhood, this is the perfect place for families to call home. Don't miss out—schedule your viewing today!