



**GRASSROOTS**  
REALTY GROUP

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## 347 Sunset View Cochrane, Alberta

**MLS # A2205398**



# \$834,900

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,541 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Granite Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** beverage fridge , basement bar, air conditioning (2), home theatre projector, retractable screen and built-in speakers, theatre receiver

Welcome to 347 Sunset View! This meticulously crafted, custom built 2-storey home is fully finished and offers over 3300 sqft of living space (including the lower level). With 4 bedrooms and 3.5 baths. This home features an array of high-end upgrades you're sure to appreciate. As you step inside, you're greeted by a spacious front entrance with two generous closets, providing ample storage and organization. The open-concept main floor boasts a beautifully designed kitchen, dining area, and family room—perfect for family gatherings and entertaining. The chef-inspired kitchen is outfitted with Jenn Air appliance package, a walk-in pantry, a large central granite island, and a convenient eat-up breakfast bar offering plenty of counter space. The living room is equally impressive, centered around a cozy gas fireplace with a custom tile mantle, creating a perfect spot to unwind. From the dining room, step outside to your gorgeous patio and professionally landscaped yard, featuring an exposed aggregate pad and a gate leading to a scenic pathway. Here, you'll enjoy stunning views of the nearby ravine and mountains. Upstairs, the expansive family bonus room provides a flexible space, ideal as a TV room, playroom, or second living area. The luxurious master suite features a 5-piece ensuite with granite counters, a large glass-tiled shower, and a deep soaker tub. You'll also appreciate the dual vanity sinks and two walk-in closets. Two additional generously sized bedrooms share a beautifully finished 5-piece bathroom, also with granite countertops. The conveniently located laundry room includes Samsung washer and dryer. The builder-finished basement offers the same high-end finishes as the upper levels. Get ready for movie nights in the ultimate theatre room, complete with a retractable screen, projector,

custom-built shelving, and a wet bar. The lower level also includes a 4th bedroom and a versatile home gym or office, as well as a 4-piece bathroom. This home is equipped with 2 air conditioners, water on demand, an oversized garage, an exposed aggregate driveway, and granite throughout all bathrooms. Situated near the stunning walking paths with ravine views. Close to essential amenities, including a medical office, dentist, pharmacy, bakery, gas station, convenience store, and restaurant. The local elementary school (grades K-8) is just a short 5-minute walk away. Don't miss out on this exceptional home!