

\$859,000 - 339 Sunset View, Cochrane

MLS® #A2232503

\$859,000

4 Bedroom, 4.00 Bathroom, 2,698 sqft

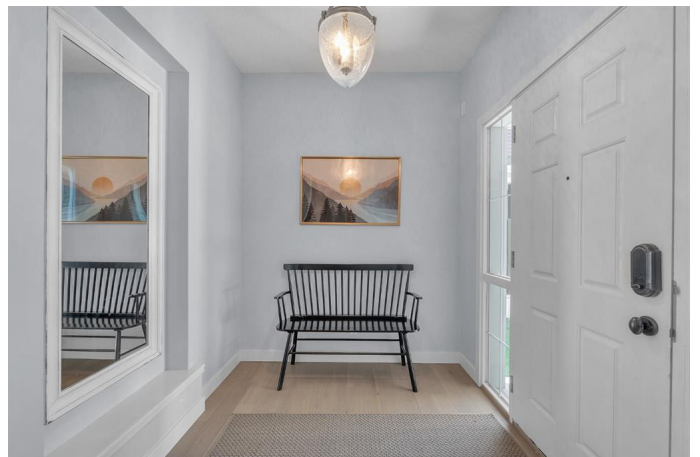
Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

Quality, class, sophistication; 339 Sunset View, Cochrane has it all. Looking for your move up, forever home? Step inside to discover why this could be the one.

Covered entry way and porch adds a sense of security and the feeling of “I have arrived”™ from the moment you approach the home. Striking Engineered hardwood throughout the main floor ties this east facing, morning sunlit space into the elegant gathering area you’ve always dreamed of. Ceiling height cabinetry, added living room bump out, plus gas fireplace with floor to ceiling stonework complete the main floor package. Walkthrough pantry, half bath and ample storage makes the space versatile and functional.. Through the sliding patio door, your fully fenced backyard is ready for you to move in and enjoy this summer, with community walking path right outside your back fence.

Upstairs enter an oasis of well-planned spaces, both practical and stylish in their layout and decor. In the primary bedroom, wake up to beautiful morning sun and step right into your spa- like ensuite to get ready for the day. Large bonus room with ceiling fan leaves plenty of room to relax and spend time together as a family. Completing the upper floor, find two large bedrooms with walk in closets plus an additional room that can be used as an office, spare bedroom or playroom. Convenient nook can accommodate a desk for homework time and the upstairs laundry



comes complete with storage cupboard, shelving and a convenient laundry sink.

In the fully finished basement find your home theatre tucked away with included projector and Sonos sound system, plus pot lights for that extra ambience. Large recreation room/living room is yours to design and use as you wish with enough space for a pool table, foosball or other entertainment options. The basement bedroom and bathroom truly make this a visitors retreat, with enough room for everyone when family come to stay.

The street name says it all; as you walk down the hill of Sunset View, the Rocky Mountains feel so close you can touch them. Sunset Ridge has an active commercial area with a pub, take out restaurants, medical and dental clinics, pharmacy and a gas station-convenience store. Rancheview K-8 School is around the corner and St. Timothy's School 7-12 School is just down the hill. Opportunity is knocking, book with your Realtor today.

Built in 2012

Essential Information

MLS® #	A2232503
Price	\$859,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,698
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 339 Sunset View
Subdivision Sunset Ridge
City Cochrane
County Rocky View County
Province Alberta
Postal Code T4C0N6

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating Fireplace(s), Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Roof Asphalt Shingle
Construction Concrete, Mixed, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2025
Days on Market 8
Zoning R-LD

Listing Details

Listing Office 2% Realty

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