

283 Sunrise View Cochrane, Alberta

MLS # A2225763



\$549,950

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,576 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Electric, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: TV Mounts, Two Electric Fireplaces

WALK-OUT | ENSUITE | BOUNS ROOM | MOUNTAIN VIEW | Welcome to this beautifully designed home in Sunset Ridge! Boasting an open floor plan, the main level invites you into a bright and airy living space, where, at the heart of the home is a modern kitchen featuring a large island, sleek stainless steel appliances, and an abundance of cupboard space for all your storage needs. Just off the kitchen, a cozy living area centers around a fireplace surrounded by an authentic rock wall, offering not only a stunning focal point but also added soundproofing for peaceful evenings in. Completing the main floor is a well-appointed 2-piece bathroom. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a 4-piece ensuite and a walk-in closet. A bonus room, also enhanced with a soundproof rock wall, offers the perfect space for a media room, home office, or play area. The upper level also includes another 4-piece bathroom and a convenient laundry area. The walk-out basement is unfinished, offering endless potential to customize the space to your needs. Step outside and enjoy your upper balcony or relax on the lower patio, both overlooking a fully landscaped yard—perfect for outdoor living and entertaining. A single attached garage completes the home, adding to the home's functionality and storage options. Sunset Ridge is a family-friendly neighbourhood with kilometers of walking paths and several playgrounds to discover along the way. It provides quick access to highway 22, and amenities such as a convenience store, sit-down and fast-casual restaurants, a bakery, doctors offices, pharmacy, and more! Book your showing today to find out why Living in Cochrane is Loving where you Live!