

# \$859,000 - 339 Sunset View, Cochrane

MLS® #A2232503

## \$859,000

4 Bedroom, 4.00 Bathroom, 2,698 sqft

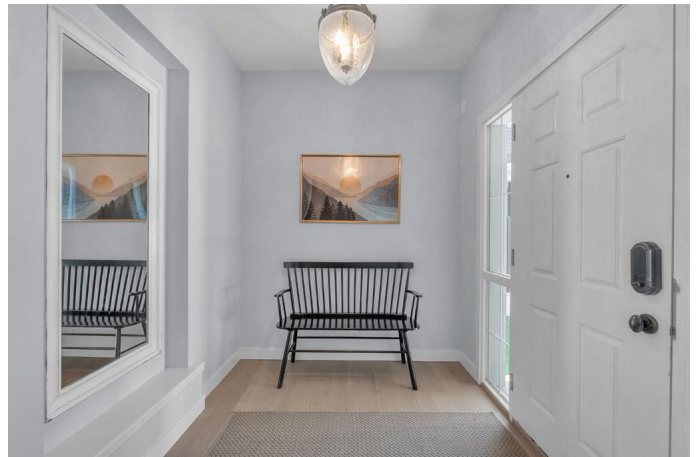
Residential on 0.11 Acres

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
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### 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	9
Zoning	R-LD

**Listing Details**

Listing Office                    2% Realty

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