

335 Sunset View
Cochrane, Alberta**MLS # A2230066****\$849,900**

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Basement: Refrigerator, Attached bookcase in bonus room.

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! This stunning, renovated two-storey home in Cochrane is not your average home! Offering over \$300,000 in high-end renovated finishes with everyday comfort on an oversized 42' x 117' lot backing onto a green belt and walking path with unobstructed views of Big Hill Springs Provincial Park. Set on a quiet street with no future construction, this immaculately maintained home features an extra-wide front-attached garage, a professionally landscaped front yard with a sprinkler system, and a peaceful backyard oasis. Inside, the open-concept layout showcases a sophisticated black-and-white palette, hardwood flooring, and an impressive foyer with custom tile and panelled detailing. The chef-inspired kitchen boasts granite counters, wood ceiling-height cabinetry, premium KitchenAid appliances, and a walk-in pantry with custom French doors. The living and dining areas are bathed in natural light and open onto a partially covered vinyl deck with a gas line for BBQing. A stylish mudroom and powder room complete the main level. Upstairs, the glass-railed staircase leads to three bedrooms, a designer office, a laundry room, and a spa-inspired 3-piece bath. The showstopping primary retreat features vaulted ceilings, a private balcony, a custom walk-in closet, and a luxurious 5-piece ensuite with heated tile floors, a freestanding soaker tub, and a fully tiled shower. The fully finished basement features a spacious rec room with a wet bar, a fourth bedroom, a 3-piece bath with heated floors, and abundant storage. The oversized garage includes a slat wall storage system and a loft, providing even more space. Located just 20 minutes from Calgary, Cochrane offers small-town charm, mountain views, and quick access to local amenities, walking paths, and

nature. This is a rare opportunity to own a turnkey, designer home in one of Cochrane's most scenic and peaceful settings. Book your private showing today!