



**287 Sunset View  
Cochrane, Alberta**

**MLS # A2302826**



**\$899,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,345 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** TV Wall mounts (2), Telus alarm system including interior & exterior cameras, window sensors & doorbell, Built in custom Murphy bed

Welcome to this beautifully maintained two-storey walk-out home backing directly onto a stunning environmental reserve with pathways, nature and incredible mountain views. Built in 2011 and thoughtfully positioned to capture the scenery from nearly every window, this home offers the perfect blend of privacy, space and functionality. The main floor welcomes you with a spacious front foyer and an open-concept layout featuring an expansive kitchen with oversized eat-up island, stainless steel appliances, a large pantry and abundant cabinetry for exceptional storage. The kitchen flows seamlessly into the dining area and spacious living room with gas fireplace, solid wood built-in shelving and solid wood staircase railings that add warmth and character. The dining area leads to the deck where you can relax and enjoy the peaceful reserve and mountain views. The main floor also includes a private 2-piece bathroom and a functional boot room with storage that leads to the attached garage. Upstairs offers a central open office/den with double desks, a massive bonus room with stunning views, two bedrooms with a shared 4-piece bathroom, and a convenient laundry room with a sink. The private primary retreat is a standout feature with a unique bright dressing room with oversized skylight offering endless natural lighting, spa-inspired ensuite with soaker tub, shower and dual sinks, plus a separate walk-in closet and private bedroom access designed to avoid disrupting anyone sleeping while getting ready for the day. The professionally developed walk-out basement features a large entertaining bar, spacious rec room with two intentional entertaining spaces offering covered patio & backyard access, custom Murphy bed for guests or optional fourth bedroom, a 4-piece bathroom, multiple storage closets including a large walk-in closet and a mechanical room with

additional storage. Additional Features include Central Air Conditioning installed 2 years ago, Telus Alarm system including cameras, doorbell & sensors, upgraded lighting throughout, Refrigerator (2025), Dishwasher (2024), Range (2025), Ceiling speakers on all 3 floors and include the master retreat. A rare opportunity to own a walk-out home backing onto protected green space with breathtaking views in desirable Sunset Ridge. Sunset Ridge is a sought-after community known for incredible Rocky Mountain views, extensive parks and welcoming neighbourhood feel. Residents enjoy over 5 km of scenic walking & biking pathways, numerous playgrounds, green spaces and a central park with ponds, all designed to encourage an active outdoor lifestyle. Appreciate the convenience of nearby schools including RancheView School (K-8) and St. Timothy Jr./Sr. High School, both located within the community. Local amenities at the entrance to Sunset Ridge include restaurants, medical services, pharmacy, daycare and other everyday conveniences, while the charming shops and services of downtown Cochrane are minutes away and Calgary a short commute.