



**75 Sunrise View
Cochrane, Alberta**

MLS # A2318844



\$525,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,668 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Private, Street Lighting, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: All Lighting Fixtures Attached, All Attached Shelving, All Window Coverings Attached, All Ceiling Fans.

Welcome to 75 Sunrise View in the sought-after community of Sunrise, where lifestyle and comfort come together. Backing onto a PRIVATE, WEST-FACING BACKYARD, with MOUNTAIN VIEWS this home is designed to help you make the most of every season, from sunny afternoons on the OVERSIZED DECK to relaxing evenings. Inside, SOARING HIGH CEILINGS and OVERSIZED WINDOWS fill the home with natural light, creating an open and inviting atmosphere. The bright kitchen showcases WHITE CABINETRY and connects seamlessly to the main living areas, creating an ideal setting for both everyday living and entertaining. Step outside to enjoy the OVERSIZED DECK overlooking the PRIVATE, WOOD-FENCED BACKYARD—perfect for summer BBQs, morning coffee, or taking in Alberta's beautiful sunsets. The UNFINISHED WALKOUT BASEMENT offers endless potential to create the space that best suits your lifestyle, whether you envision a home gym, recreation room, guest retreat, or additional family living area. Located in the family-friendly community of Sunrise, you'll enjoy access to PARKS, PLAYGROUNDS, WALKING PATHWAYS, AND CONVENIENT AMENITIES, all while being surrounded by the natural beauty Cochrane is known for.