



**387 Sunrise View  
Cochrane, Alberta**

**MLS # A2319411**



**\$500,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,691 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Level, No Ne		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Hot-tub As-Is

\*\*\*OPEN HOUSE SAT, JUN 20 AT 2PM - 4:30PM\*\*\* RARELY FOUND 2-BEDROOM LAYOUT WITH AN OVERSIZED SECOND BEDROOM, BONUS ROOM & NO REAR NEIGHBOURS! Not all buyers need three cramped bedrooms upstairs. If you'd rather have two spacious bedrooms than one large primary and two tiny spare rooms, this home is worth a look. Thoughtfully designed to maximize usable living space, it offers the larger bedroom sizes that are becoming increasingly difficult to find in this price range. Pull into the driveway and park in the attached single garage before stepping inside. The driveway provides a second parking spot, and the front yard has a mature tree to give your car some shade and make the front entrance a bit more private. Luxury vinyl flooring flows throughout the main level, leading you to the heart of the home—a stunning kitchen anchored by a large Quartz island that naturally becomes the central gathering place. White shaker-style cabinetry, newer stainless steel appliances recently replaced by the owners, a tile backsplash, pendant lighting, and abundant prep space make this kitchen as functional as it is attractive. Just beyond, the dining area and living room create an inviting space for everyday living, while central A/C ensures year-round comfort and keeps everyone cool during Calgary's warm summer days. A convenient 2-piece powder room completes the main floor. Sliding patio doors lead directly to the rear deck, where the home truly begins to shine. Enjoy wide-open views, no direct rear neighbours, and a backyard that backs onto green space, creating a sense of privacy and openness rarely found at this price point. The low maintenance outdoor living space offers 2 levels to entertain. Up above, you have a rear deck to take in the view and a patio on the lower level. Upstairs, a versatile bonus room off the

landing provides the perfect spot for movie nights, a play area, reading nook, or home office. The spacious primary retreat features a walk-in closet and a private 4-piece ensuite complete with a relaxing soaker tub. The second bedroom is exceptionally large—a rare and highly functional feature that provides ample room for a growing child, guest suite, shared bedroom setup, or hobby space. A second full 4-piece bathroom and convenient upper-floor laundry complete the level. Living in Sunset Ridge means enjoying the perfect balance of nature and convenience. You're just minutes from the amenities of Cochrane's town centre, including grocery stores, restaurants, coffee shops, and everyday essentials. Commuters will appreciate quick access to Highway 22, Bow Valley Trail, and the Trans-Canada Highway. Downtown Calgary is approximately 44 minutes away, Calgary International Airport is about 40 minutes away, and the mountains of Banff can be reached in just over an hour.