



**139 Sunset View
Cochrane, Alberta**

MLS # A2320979



\$875,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,470 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: All Window Coverings & Curtains. Garage Opener & Control(s). TV Wall Mounts; Basement & Primary Bedroom

Located in the established community of Sunset Ridge, this fully finished walkout home offers over 3,400 sq ft of developed living space, five bedrooms, a main floor office, and panoramic mountain views that set it apart. The main floor connects the kitchen, dining area, and living room across the back of the home, taking full advantage of the natural light and views beyond. Stone countertops, a central island, and plenty of storage make the kitchen both functional and inviting, while the gas fireplace anchors the living room. A dedicated office near the front of the home provides a separate workspace when needed. Upstairs, all four bedrooms are located on the same level, a feature many buyers continue to search for. The primary suite includes a walk-in closet and ensuite, while the additional bedrooms are generously sized and share a full bathroom. The fully finished walkout basement adds a fifth bedroom, full bathroom, and additional living space that works well for guests, older children, hobbies, or a home gym. Outside, the deck and backyard are positioned to capture the panoramic mountain views that make this property so special. Sunset Ridge continues to be one of Cochrane's most established communities, with pathways, parks, playgrounds, and nearby schools including RancheView School and St. Timothy School. Shopping, restaurants, and everyday amenities are all close by, with easy access into town and a quick route west toward the mountains.