



GRASSROOTS
REALTY GROUP

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**39 Sunrise View
Cochrane, Alberta**

MLS # A2328312



\$525,500

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,704 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Covered, Garage Door Opener, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-MX
Foundation:	Other	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Pantry		

Inclusions: Garage Heater, built-in storage, Window blinds

Welcome to this bright and beautifully maintained 1,700 sq. ft. two-storey home in the sought-after community of Sunset Ridge. Offering 3 bedrooms, 3.5 bathrooms, and a fully finished basement with a spacious recreation area that could also serve as a fourth bedroom, this smoke-free and pet-free home is move-in ready with all appliances included. Pride of ownership is evident throughout, with numerous upgrades including quartz countertops, custom built-in storage, and a fully insulated cold room with shelving. The upper-level bonus room provides flexible living space, while the finished basement features a 3-piece bathroom with heated tile flooring. Enjoy mountain views from both the main and upper levels, plus direct access to the adjacent green space and park through a backyard gate. The low-maintenance backyard features a large insulated storage shed, vinyl fence, a large exposed aggregate patio, and natural gas BBQ hookup. The attached garage includes a Central Vac hookup, 220V electrical plug, a large workbench and custom overhead storage. Ideally located within walking distance to schools, with parks, pathways, shopping, transit, school bus pickup, and the community mailbox just steps away, this exceptional home also offers convenient access to Calgary.