



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**99 Sunset View
Cochrane, Alberta**

MLS # A2329115



\$800,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,412 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s),		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, TV Wall Mounts - all		

Welcome to Sunset Ridge, where this exceptional home rests on a sprawling PIE-SHAPED lot BACKING ONTO PATHWAYS AND GREEN SPACE, with UNOBSTRUCTED VIEWS of the Rocky Mountains. Properties like this don't come along often! Inside, you are welcomed by a bright foyer with vaulted ceilings that leads into the open-concept kitchen, living, and dining area. This Jayman-built home features hardwood and tile flooring, maple cabinetry, upgraded appliances, a corner pantry, and a kitchen island, perfect for family gatherings. With a SOUTH FACING exposure, enjoy stunning views from all three levels all day long. Relax on the patio with a cool beverage or a BBQ while taking in the gorgeous mountain backdrop. The main floor also includes a home office with french doors, a half bathroom, and a mudroom. Upstairs, the freshly painted bonus room is perfect for family movie nights or a kids play area. The large primary suite offers breathtaking mountain views, a large walk-in closet, and a spa-inspired ensuite with a dual vanity, shower, and soaker tub. Two additional bedrooms and a full bathroom complete the upper level. The fully finished walk-out basement adds versatility with a fourth bedroom, 3pc bathroom, spacious rec/games area, and a fully finished laundry room with tons of storage. Direct access to the backyard makes it ideal for guests, teens, or multi-generational living. A double attached garage adds to daily convenience. Recent upgrades include: two A/C units, newer basement carpet and underlay, a newer stainless steel fridge, and hot tub wiring already in place. Solar panels provide long-term energy savings that significantly reduce electricity costs. Enjoy access to scenic walking paths, parks, schools, and local amenities, all while being just a short drive to the mountains and an easy commute to Calgary. Known for its elevated

views, family-friendly atmosphere, and connection to nature, this is a community you'll love coming home to. Imagine summer evenings here... the sun setting behind the mountains, kids playing in the yard, friends gathered on the patio, and nothing but open sky and nature behind you. This is the kind of backyard people wait years for.