



GRASSROOTS
REALTY GROUP

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159 Sunset View Cochrane, Alberta

MLS # A2330600



\$915,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,093 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to 159 Sunset View, a stunning two-story home with a walkout basement, offering over 2000 square feet of luxurious living space on the main and second levels, and an additional 900 square feet on the basement level. This home is a true masterpiece, capturing breathtaking views of the mountains and the picturesque town of Cochrane below. Upon entering, you'll be immediately captivated by the sweeping vistas visible through the large south-facing windows that flood the home with natural light. The mountain views can be enjoyed from every level, creating a serene and awe-inspiring atmosphere throughout. This home boasts numerous upgrades and modern finishes. The kitchen showcases beautiful granite countertops, sleek stainless steel appliances, and ample storage space. Recent updates to the home include a new water softener, a new sump pump, a garage heater, Hunter Douglas Solera window coverings with a remote, front and rear irrigation systems, and a new central air conditioning unit. The primary bedroom, located on the south side of the home, offers stunning mountain views, creating a peaceful retreat. It features a spacious layout, a five-piece ensuite bathroom, and a walk-in closet. Two additional bedrooms on the upper level provide comfort and convenience, along with a den that can serve as a home office or a dedicated space for the kids to complete their homework. The main floor hosts a conveniently located laundry area and showcases a cozy gas fireplace, perfect for chilly evenings, while the lower level boasts a spacious family room with an additional fireplace, creating a cozy and inviting ambiance. The lower level also features a fourth bedroom, a full bathroom, and a wet bar, providing ample space for guests or extended family. Outside, the patio on the lower level is wired for a hot tub and is equipped for

under-deck lighting, making it an ideal spot for relaxation and entertainment. The oversized, heated garage offers plenty of storage space and can accommodate large vehicles such as SUVs and trucks. The highlight of the home is the massive rear deck, facing south to capture breathtaking sunrises and sunsets. It's the perfect setting for outdoor gatherings or simply unwinding while soaking in the beauty of the surroundings. Don't miss the opportunity to make this exceptional home your own. Contact your realtor today to schedule a private viewing and experience the allure of 159 Sunset View firsthand.