



GRASSROOTS
REALTY GROUP

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**359 Sunrise View
Cochrane, Alberta**

MLS # A2338005



\$525,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,694 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Security System		

Welcome to 359 Sunrise View — offered by the original owner and impeccably maintained throughout! Built by Jaymen, this home is bursting with pride of ownership. Just under 1,700 sq. ft., the main floor offers an open-concept layout with 9 ft ceilings and a bright kitchen — complete with quartz countertops and stainless steel appliances — flowing into a spacious living room, perfect for everyday living and entertaining. Triple pane windows throughout add to the quality build and energy efficiency of this home. Upstairs you'll find three nicely sized bedrooms plus a great room, along with the convenience of upper-level laundry located close to the bedrooms. Situated on a transitional lot, the basement offers 9 ft ceilings and a larger above-grade window (no window well!), bringing in great natural light. This is far from your typical undeveloped basement — the electrical is already done, including plugs with USB outlets and potlights on dimmers, plus a rough-in for a 3-piece bathroom. Outside walls are drywalled, painted, and finished, with only the ceiling left to complete. This space is ready to become the perfect rec room, media space, or could easily be framed into a separate bedroom. Step outside to a fully landscaped yard with no neighbors behind, offering added privacy you don't often find while looking on to the mountains from your rear deck. Located in the sought-after community of Sunset Ridge, and just a short walk to the playground and walking trail. A must-see for buyers looking for a clean, move-in-ready home in a family-friendly community!