



GRASSROOTS
REALTY GROUP

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79 Sunrise View Cochrane, Alberta

MLS # A2342497



\$499,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,330 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Single Garage		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	none		

Welcome to 79 Sunrise View in the desirable community of Sunset Ridge, Cochrane. Built by Landmark Homes, this beautifully designed duplex offers exceptional value, thoughtful use of space, and inviting indoor outdoor living perfectly suited to Cochrane's mountain adjacent lifestyle. Established greenery and custom landscaping welcome you home, complemented by an oversized attached single garage and a full length driveway for additional parking. Inside, the open concept main floor is brightened by west facing exposure and designed with entertaining in mind. The corner kitchen, complete with a full pantry, stainless steel appliances, and stone counters, anchors the space while the layout flows seamlessly into the dining and living areas. The dining room was thoughtfully positioned beside the elevated balcony, creating an easy indoor outdoor connection, while the extended living room offers plenty of space for movie nights, hosting friends and family, or everyday life. Upstairs, the smart layout continues with three generously sized bedrooms, two full upgraded bathrooms, and conveniently located upper floor laundry. The primary retreat features a walk in shower, while the secondary bedrooms are served by a spacious four piece bathroom. The unfinished walkout basement is where this home offers even more opportunity. With over 500 sq. ft. of bright, open development potential, large west facing windows, and direct access to the private backyard, it offers excellent flexibility for an additional bedroom, home office, secondary living room, or whatever best suits your family's needs. Mature trees and thoughtful landscaping create a private outdoor setting, while the lower level also includes bathroom rough ins, a high efficiency furnace, heat recovery ventilator, and newer hot water tank. Set in the heart of Sunset Ridge, you are close to walking paths,

parks, playgrounds, schools, shopping, and all the amenities that make this established Cochrane community such a great place to call home. Book your private viewing today.