



GRASSROOTS
REALTY GROUP

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**87 Sunrise View
Cochrane, Alberta**

MLS # A2342628

\$510,000



Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,331 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, On Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Lawn, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home		
Inclusions:	N/A		

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home in the sought-after community of Sunset Ridge. Offering Mountain views from the upper level and balcony, along with a fully finished walkout basement, Air Conditioning, and a thoughtfully designed layout ideal for everyday living. The main floor features a bright and inviting living space with large windows that take full advantage of the natural light and surrounding views. The kitchen flows seamlessly into the dining and living areas, creating a comfortable space for both entertaining and relaxed family life. Upstairs, you'll find three good-sized bedrooms, including a spacious primary retreat, along with two full bathrooms. The fully finished walkout basement adds valuable additional living space and provides direct access to the backyard, making it perfect for a family room, home office, gym, playroom, or guest space. Complete with a single attached garage and located in one of Cochrane's most desirable communities, this home offers the perfect combination of functionality, comfort, and incredible Rocky Mountain scenery. Enjoy nearby parks, pathways, schools, and amenities while still being just minutes from everything Cochrane has to offer.