



GRASSROOTS
REALTY GROUP

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**144 Sunrise View
Cochrane, Alberta**

MLS # A2348388



\$659,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,742 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Street		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: All Attached Shelving, All Window Coverings, All Attached Light Fixtures, All Attached Mirrors, All TV Wall Mounts, Privacy Screen in Backyard, Pergola, Shed in Backyard, Gas Garage Heater, All Wood Garage Shelving and Work Bench, Telus Security System (unmonitored)

Welcome to 144 Sunrise View, where modern comfort meets the vibrant lifestyle of one of Cochrane's most sought-after communities. Located in SUNRISE, residents enjoy access to SCENIC WALKING PATHS, PARKS, PLAYGROUNDS, SCHOOLS, and convenient amenities, all while being just minutes from downtown Cochrane and a short drive to Calgary and the ROCKY MOUNTAINS. Designed with family living in mind, this home features a bright and functional layout with HARDWOOD FLOORS, a spacious BONUS ROOM, and a dedicated upper-level KIDS' WING with TWO BEDROOMS. The private PRIMARY RETREAT offers a WALK-IN CLOSET and a spa-inspired ensuite complete with a SOAKER TUB, TILED SHOWER, and DOUBLE UNDERMOUNT SINKS. Convenient UPPER-FLOOR LAUNDRY adds ease to everyday living. The main floor is ideal for gathering, featuring a stylish kitchen with STAINLESS STEEL APPLIANCES including a STOVE, MICROWAVE, and DISHWASHER, along with a convenient 2-PIECE POWDER ROOM. The DOUBLE ATTACHED GARAGE is equipped with a GARAGE HEATER and BUILT-IN SHELVEING for added functionality. CENTRAL AIR CONDITIONING provides additional comfort throughout the summer months. The FULLY FINISHED BASEMENT adds an impressive extension of the home's living space with an expansive OPEN-CONCEPT layout ideal for movie nights, entertaining, hobbies, or creating a secondary living area. A beautifully finished 3-PIECE BATHROOM features HEATED FLOORS and a TILED SHOWER, while a dedicated MURPHY BED AREA provides a convenient and flexible option for overnight guests. Step outside to enjoy the EAST-FACING BACKYARD, where a spacious DECK WITH PERGOLA creates the perfect setting for morning coffee or summer

entertaining. Added PRIVACY and an OUTDOOR SHED provide extra comfort and storage. Additional highlights include a WATER SOFTENER. This is an exceptional opportunity to enjoy a welcoming community, thoughtful design, generous finished living space, and a lifestyle centred around family, recreation, and connection. Brand new upgrades include: Professionally Finished Basement • Level 5 Ceilings • Benjamin Moore Paint Throughout • LED Lighting with Integrated Dimmers • Turkish Berber Carpet with 10 lb Spill-Resistant Underlay • Dal & E Custom-Tiled Bathroom • Heated Bathroom Floors • Walk-In Shower with Frameless Glass Panel