

**363 Sunrise View
Cochrane, Alberta**

MLS # A2160634



\$549,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,717 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Sunset Ridge, where luxury meets comfort in this stunning semi-detached home nestled within a quiet community. Step into over 1,700 sq ft of beautifully designed living space, featuring 3 bedrooms, 2.5 bathrooms, and a single attached garage. The main floor greets you with elegant hardwood flooring throughout and an abundance of natural light pouring through large windows. The modern kitchen boasts stainless steel appliances, quartz countertops, chic cabinetry, and an expansive island. Upstairs, discover a spacious bonus room with large windows, providing the perfect spot for relaxation or entertainment. The home offers three generously sized bedrooms, including a primary suite complete with a 4-piece ensuite and a large walk-in closet. The basement presents a blank canvas, ready to be transformed into your dream space. Step outside to a private backyard, ideal for entertaining, with a spacious deck perfect for barbecues and soaking up the summer sun. The garage sits on a driveway, allowing parking for multiple vehicles. Located in a prime area, this property offers easy access to schools, parks, playgrounds, restaurants, and shopping. This exceptional family home is ready to welcome you—don't miss the opportunity to make it yours!