

403 Sunrise View
Cochrane, Alberta

MLS # A2220717



\$539,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey, Attached-Side by Side		
Size:	1,352 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

OPEN HOUSE THIS SAT AND MONDAY !Welcome to your new home! SHOWS 10/10! The front entry opens to beautiful luxury vinyl plank flooring through the main level. There is a convenient powder room, closet and garage in the entry. As you proceed to the living/dining room area, you have the very well-appointed kitchen with soft closing drawers and pullout drawers in the full pantry. Lighting above the upper cabinets. Island has sink and dishwasher as well as snack extension. Dining room opens to a comfortable deck with poured concrete patio and fenced private yard backing on greenspace (further development is said to be beyond a greenspace and walking path). The hot tub is a negotiable item but will be removed if not desired. The basement is developed into a family room/den with storage under the stairs and in the furnace room. There is a rough in bathroom for future development. The stairway to the upper level has a beautiful wood railing and wrought iron feature. This level has a family room, full bath and laundry to service the two bedrooms and the primary has a shower ensuite. The garage is drywalled and insulated to help with warmth. The outside of the home features accent lighting and nice clean landscaping. MOVE IN READY !