

204 Sunset View
Cochrane, Alberta

MLS # A2268934



\$799,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,382 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Corner Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance | | |

Inclusions: N/A

****LEGAL BASEMENT SUITE**** Welcome to this stunning two-storey home in the heart of Cochrane's highly sought-after community of Sunset Ridge. Offering 3336 sqft of total living space, this AIR-CONDITIONED corner-lot property perfectly blends modern luxury with everyday comfort — complete with mountain views, a brand-new legal suite, and countless upgrades throughout. 5096 SQFT CORNER LOT SIZE! Step inside and be greeted by a bright, open foyer with soaring 9 ft ceilings and a warm, welcoming atmosphere. The main floor features durable tile flooring throughout, ideal for families and easy maintenance. The luxury kitchen is a chef's dream, showcasing rich granite countertops, a large island, tons of cabinetry, and a massive walk-in pantry for all your storage needs. Entertain in style in the great room, complete with a cozy gas fireplace, or host summer gatherings on your oversized, full-length deck while enjoying the mountain views. A main floor den, laundry area, and spacious mudroom add convenience and function to this exceptional layout. Upstairs, you'll find plush high-end carpet installed in 2023 and a thoughtfully designed upper level featuring a luxurious primary suite with a spa-inspired 5-piece ensuite — complete with a deep soaker tub, double sinks, and a separate shower. The walk-in closet provides ample space for your wardrobe. Two additional generous bedrooms, each with their own walk-in closets, offer plenty of room for children, guests, or home offices. This home comes fully equipped with modern amenities, including a smart home entertainment system, built-in speakers throughout (and on the deck), an irrigation system, and elegant Hunter Douglas blinds in every room. Above the garage, you'll find a soundproof entertainment room, ideal for movie nights, gaming, or

music — a perfect retreat for the entire family. The showstopper is the brand-new legal basement suite (built in 2024), featuring a private side entrance, two spacious bedrooms, large bright windows, and contemporary finishes throughout. SEPARATE WASHER/DRYER. This space is ideal for extended family, guests, or as a mortgage helper generating rental income. Freshly painted from top to bottom, this home feels brand new and move-in ready. Located on a corner lot with beautiful curb appeal, you'll appreciate the extra yard space and open feel. The double attached garage provides plenty of parking and storage. Set within the family-friendly community of Sunset Ridge, this home offers everything you need within minutes — schools, parks, playgrounds, walking trails, and local shops and restaurants. Enjoy the perfect balance of small-town charm and city convenience, with easy access to downtown Cochrane and a short drive to the Rocky Mountains for weekend adventures. This incredible home truly has it all — space, luxury, and unbeatable versatility.