

# **\$775,000 - 272 Sunset View, Cochrane**

MLS® #A2220251

**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Pride of ownership is evident in this Jayman built home offering 3,121 SF of developed living space with 3+1 bedrooms, 3.5 bathrooms and a RARE over-sized attached garage (24'x24'). Greeted by a spacious, tiled foyer, you will love the bright and open main floor featuring modern laminate flooring throughout and a living room with a cozy gas fireplace with floor to ceiling stone surround. The Chef's kitchen is sure to impress with granite counter tops, large center island, raised breakfast bar, stainless steel appliances (including a gas cooktop and chimney style hoodfan ), loads of cabinet space and a corner pantry. A dining area, with brick feature wall, gives access to the deck and sunny backyard and a powder room completes this space. Upstairs you will find a bonus room and master suite with a spa-like 5 piece en-suite complete with His & Her vanities, His & Her walk-in closets and a separate make up counter. Two additional bedrooms which share a 4 piece bathroom and a conveniently located laundry room are also on this level. The basement is finished with a family room, 4th bedroom, 4 piece bathroom and ample storage. Don't overlook the central AC for those hot summer days and your location within minutes to an array of amenities and walking distance to the local elementary school (grades K-8) and high school as well as the convenience of a north entrance into the community coming soon. Book your showing today!



Built in 2011

## Essential Information

MLS® #	A2220251
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	272 Sunset View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
Days on Market	37
Zoning	R-LD

### Listing Details

Listing Office	Real Broker
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