

# \$865,000 - 331 Sunset View, Cochrane

MLS® #A2224087

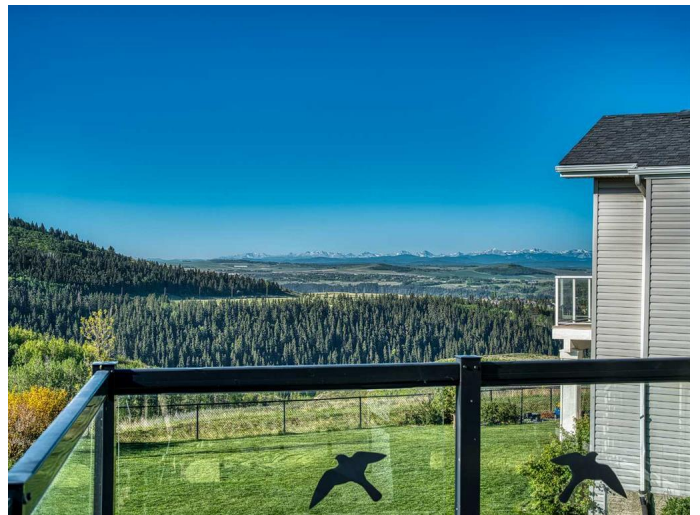
**\$865,000**

4 Bedroom, 4.00 Bathroom, 2,525 sqft

Residential on 0.15 Acres

Sunset Ridge, Cochrane, Alberta

Located on a quiet street with a spacious pie-shaped lot backing directly onto scenic walking paths, this beautiful 2-storey home offers over 2500 sqft of well-designed living space plus a fully finished, builder-developed basement. With 4 spacious bedrooms and 3.5 baths, this home seamlessly blends comfort, style, and functionality—perfect for families who value space, natural beauty, and high-end finishes. The open-concept main floor offers an ideal layout for entertaining and daily living, with a well-appointed kitchen that includes premium appliances, a large granite island, walk-in pantry, built-in microwave, stove with double ovens, and an eat-up breakfast bar. The bright dining area leads to the backyard and seamlessly connects to a warm and inviting living room centered around a gas fireplace with a floor-to-ceiling brick surround, classic mantle, and built-in fan—perfect for cozy evenings with family or guests. Step outside and enjoy the expansive, full-width deck with durable dura deck coating, natural gas BBQ hookup, and views of the ravine, forest, and mountains. The larger pie-shaped lot provides more space between neighbours and a greater sense of privacy and openness, with direct access to the extensive community pathway network. Upstairs, a spacious bonus room provides a flexible retreat for movie nights, a playroom, or a quiet reading space. The elegant primary suite features a spa-like 5-piece ensuite with granite counters, dual vanities, a deep jacuzzi tub, glass-tiled



shower, and dual walk-in closets. Two additional bedrooms share another full bathroom, and the upper-level laundry room is conveniently located for ease of use. The basement, completed by the builder with consistent quality and design, features high ceilings, a second gas fireplace with floor-to-ceiling brick and fan, built-in ceiling speakers, a large open recreation area, fourth bedroom, 4-piece bath, and a generous storage room offering plenty of space to keep things organized. Additional upgrades include Hunter Douglas blinds in neutral tones with top-down/bottom-up functionality, a water softener, and a brand-new oversized hot water tank installed in December 2024. An oversized double attached garage provides plenty of space for vehicles and storage. Located just minutes from schools, the community pond, and everyday amenities, this home offers the ideal balance of peaceful surroundings and convenient access.

Built in 2012

**Essential Information**

MLS® #	A2224087
Price	\$865,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,525
Acres	0.15
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	331 Sunset View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Views, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	42
Zoning	R-LD

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.