

# \$849,900 - 335 Sunset View, Cochrane

MLS® #A2230066

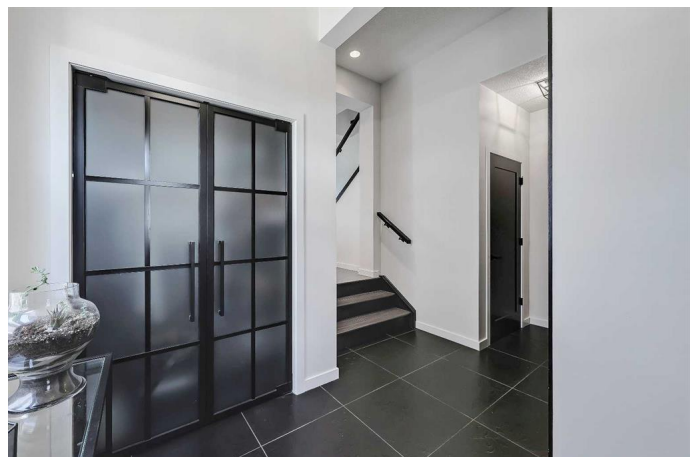
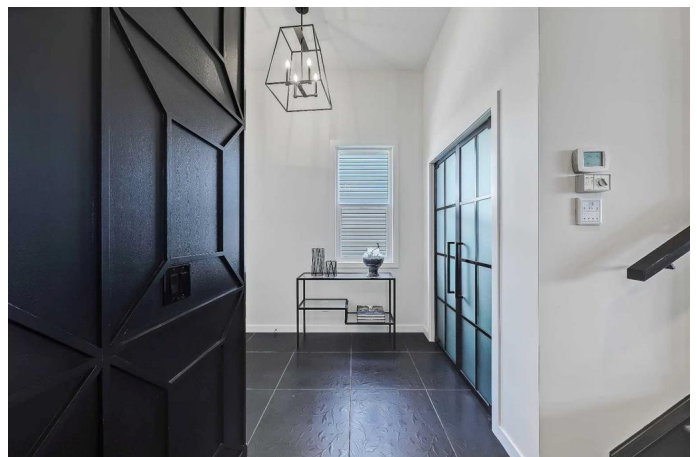
**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,299 sqft

Residential on 0.12 Acres

Sunset Ridge, Cochrane, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*** This stunning, renovated two-storey home in Cochrane is not your average home! Offering high-end finishes with everyday comfort on an oversized 42' x 117' lot backing onto a green belt and walking path with unobstructed views of Big Hill Springs Provincial Park. Set on a quiet street with no future construction, this immaculately maintained home features an extra-wide front-attached garage, a professionally landscaped front yard with a sprinkler system, and a peaceful backyard oasis. Inside, the open-concept layout showcases a sophisticated black-and-white palette, hardwood flooring, and an impressive foyer with custom tile and panelled detailing. The chef-inspired kitchen boasts granite counters, wood ceiling-height cabinetry, premium KitchenAid appliances, and a walk-in pantry with custom French doors. The living and dining areas are bathed in natural light and open onto a partially covered vinyl deck with a gas line for BBQing. A stylish mudroom and powder room complete the main level. Upstairs, the glass-railed staircase leads to three bedrooms, a designer office, a laundry room, and a spa-inspired 3-piece bath. The showstopping primary retreat features vaulted ceilings, a private balcony, a custom walk-in closet, and a luxurious 5-piece ensuite with heated tile floors, a freestanding soaker tub, and a fully tiled shower. The fully finished



basement features a spacious rec room with a wet bar, a fourth bedroom, a 3-piece bath with heated floors, and abundant storage. The oversized garage includes a slat wall storage system and a loft, providing even more space. Located just 20 minutes from Calgary, Cochrane offers small-town charm, mountain views, and quick access to local amenities, walking paths, and nature. This is a rare opportunity to own a turnkey, designer home in one of Cochrane’s most scenic and peaceful settings. Book your private showing today!

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230066    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,299       |
| Acres          | 0.12        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 335 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 |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar                                                         |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Gas                                                                                                                           |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full                                                                                                                |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 7               |
| Zoning         | R-LD            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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