

**303 Sunrise View
Cochrane, Alberta**

MLS # A2287350



\$514,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,333 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Irregular Lot, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: None

Welcome to this bright & beautifully designed 2-storey half duplex in the family-oriented community of Sunset Ridge! Featuring an open-concept main floor filled with natural light from large windows, this home offers stunning mountain & sunset views you'll enjoy every evening. The kitchen is both stylish & functional with stainless steel appliances, quartz countertops, a corner pantry, & a seamless flow into the dining & living areas-perfect for everyday living & entertaining. Patio doors lead from the dining room to a west-facing deck, ideal for summer BBQ's, while a convenient main floor half bath adds extra comfort for guests. Upstairs you'll find 2 spacious bedrooms plus a den/office that could easily be converted into a third bedroom, along with 2 full bathrooms, a laundry room, & Brand New Carpet. The unfinished walkout basement (separate entrance) with rough-in plumbing for a future bathroom offers endless potential for future development. Outside enjoy a fenced yard with a covered patio & a single attached garage for added convenience. Located in sought-after Sunset Ridge, close to schools, parks, & scenic walking pathways-this home truly offers the perfect blend of comfort, views, & future potential.