

# \$834,900 - 347 Sunset View, Cochrane

MLS® #A2205398

**\$834,900**

4 Bedroom, 4.00 Bathroom, 2,541 sqft  
Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 347 Sunset View! This meticulously crafted, custom built 2-storey home is fully finished and offers over 3300 sqft of living space (including the lower level). With 4 bedrooms and 3.5 baths. This home features an array of high-end upgrades youâ€™re sure to appreciate.

As you step inside, youâ€™re greeted by a spacious front entrance with two generous closets, providing ample storage and organization. The open-concept main floor boasts a beautifully designed kitchen, dining area, and family roomâ€”perfect for family gatherings and entertaining. The chef-inspired kitchen is outfitted with Jenn Air appliance package, a walk-in pantry, a large central granite island, and a convenient eat-up breakfast bar offering plenty of counter space.

The living room is equally impressive, centered around a cozy gas fireplace with a custom tile mantle, creating a perfect spot to unwind. From the dining room, step outside to your gorgeous patio and professionally landscaped yard, featuring an exposed aggregate pad and a gate leading to a scenic pathway. Here, youâ€™ll enjoy stunning views of the nearby ravine and mountains.

Upstairs, the expansive family bonus room provides a flexible space, ideal as a TV room, playroom, or second living area. The luxurious master suite features a 5-piece ensuite with granite counters, a large glass-tiled shower, and a deep soaker tub. Youâ€™ll also



appreciate the dual vanity sinks and two walk-in closets. Two additional generously sized bedrooms share a beautifully finished 5-piece bathroom, also with granite countertops. The conveniently located laundry room includes Samsung washer and dryer. The builder-finished basement offers the same high-end finishes as the upper levels. Get ready for movie nights in the ultimate theatre room, complete with a retractable screen, projector, custom-built shelving, and a wet bar. The lower level also includes a 4th bedroom and a versatile home gym or office, as well as a 4-piece bathroom.

This home is equipped with 2 air conditioners, water on demand, an oversized garage, an exposed aggregate driveway, and granite throughout all bathrooms. Situated near the stunning walking paths with ravine views. Close to essential amenities, including a medical office, dentist, pharmacy, bakery, gas station, convenience store, and restaurant. The local elementary school (grades K-8) is just a short 5-minute walk away.

Don't miss out on this exceptional home!

Built in 2012

### **Essential Information**

MLS® #	A2205398
Price	\$834,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,541
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 347 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 Granite Counters  
Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer  
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 Yard  
Lot Description Landscaped, Rectangular Lot, See Remarks  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025  
Days on Market 11  
Zoning R-LD

### Listing Details

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.