

263 Sunset View
Cochrane, Alberta

MLS # A2168283



\$975,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,599 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Other, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, See Remarks, Walk-In Closet(s)

Inclusions: Shelving unit in bonus room, murphy bed downstairs.

OPEN HOUSE NOVEMBER 9 FROM 1-4PM!!!!!! Introducing this absolutely stunning, executive 2-storey WALK-OUT home with unparalleled panoramic VIEWS, nestled in the picturesque community of Sunset Ridge in the serene town of Cochrane. Immaculately maintained and thoughtfully finished, this luxurious property provides an expansive living experience both inside and out. From its pristine curb appeal to the grand entryway, this home welcomes you into a space where no detail has been overlooked. The main level showcases beautiful hardwood floors, an inviting gas fireplace in the family room, and a GRAND chef's kitchen complete with built-in stainless steel appliances, a large island, granite countertops, and built-in wine racks. The bright dining room overlooks the meticulously landscaped backyard, offering expansive VIEWS from every angle. This home is fully equipped with Sonos speakers throughout and a wired security system, providing luxury and peace of mind. Dual decks—one on the main level and one below—take full advantage of the breathtaking views. With power ready for an outdoor kitchen, these spaces are perfect for enjoying outdoor living, while a privately tucked-away hot tub offers a peaceful retreat under the stars. The professionally finished walk-out basement provides additional space to unwind, with easy access to the yard and those remarkable views. Thoughtful touches such as babyproof doors and cabinets make this home ideal for modern family living, blending comfort and convenience effortlessly. Upstairs, the primary suite serves as an elegant retreat with custom feature walls, while two additional bedrooms provide ample space for family or guests. The walk-out basement extends the living area, making it the ultimate entertaining space with endless possibilities.

Located in a sought-after neighborhood, this exceptional home offers a lifestyle of executive luxury and easy access to outdoor adventures for those who love the outdoors. All furniture is negotiable – please see private remarks. Don’t miss your opportunity to own this immaculate home, where every detail has been thoughtfully completed for the discerning homeowner.