

# \$875,000 - 117 Sunset View, Cochrane

MLS® #A2236332

**\$875,000**

5 Bedroom, 4.00 Bathroom, 2,181 sqft

Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

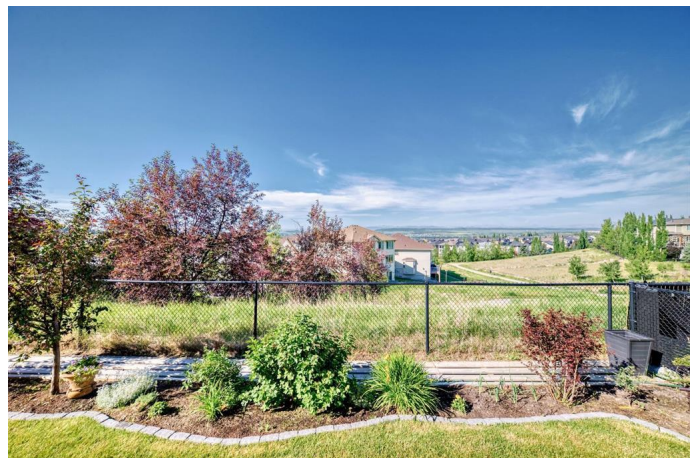
Stunning Two-Story Home with Walkout Basement, Triple Garage & Mountain Views

Welcome to this beautiful finished two-story home, perfectly situated in a family-friendly community with schools, parks, playgrounds, and every amenity close at hand. Backing directly onto a walking path and greenspace, this home combines stunning mountain views with comfort, character and an unbeatable location.

The open-concept main floor showcases an inviting living area, highlighted by a soaring floor-to-ceiling fireplace, and a dedicated main floor office offering the perfect space for remote work or study, and the gourmet kitchenâ€”with high-end finishes and ample storageâ€”open to the dining and living areas, ideal for family life and entertaining.

Upstairs, the primary retreat features a stunning ensuite with a spa-inspired soaker tub, oversized walk-in shower, dual vanities, and a spacious walk-in closet. Two additional upper-level bedrooms are generously sized and accompanied by a versatile bonus room perfect for a media area or kids' play space. Youâ€™ll also find another full bathroom plus a wonderful laundry room with counters and storage space.

Downstairs, the fully finished walkout basement extends your living space with a



large rec room, cozy fireplace, stylish wet bar, and two more bedrooms, plus direct access to the professionally landscaped backyardâ€”designed for relaxation and entertaining.

A triple car garage with built-in heat is perfect for storing your cars and toys while still leaving plenty of space for hobbies or a workshop area. The house is upgraded to include central air conditioning for year-round comfort, the furnace was replaced in 2021, new fridge in 2023 and new washing machine in 2024.

This is the rare combination of location, layout, and luxury that youâ€™ve been waiting for. Donâ€™t miss your chanceâ€”book your private tour today and discover everything this exceptional home has to offer!

Built in 2012

**Essential Information**

MLS® #	A2236332
Price	\$875,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,181
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	117 Sunset View
Subdivision	Sunset Ridge

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0E8

### **Amenities**

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Zoning	R-LD

### **Listing Details**

Listing Office	CIR Realty
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