



347 Sunset View Cochrane Alberta

\$849,900

Welcome to 347 Sunset View! This custom built 2 STOREY, FULLY FINISHED home offers a total of over 3300 sqft of living space (including lower level). Offering 4 bedrooms and 3.5 baths and many upgraded features you will love! You are immediately welcomed home into a beautiful front entrance with 2 large closets to keep you organized. The main floor kitchen, dining room, family room offer an open floor plan for the entire family to enjoy. The kitchen is beautifully designed with Jennair Chef's kitchen upgraded appliances, pantry, eat up breakfast bar and large central granite island giving you loads of counter space. The living room is a great size centered around the cozy gas fireplace with a custom tile mantle. From the dining room head out to the beautiful patio and perfectly landscaped yard with exposed aggregate pad and a gate to the pathway where you are just steps away from gorgeous ravine and mountain views. Head up to the 2nd level to your huge family bonus room, making this a fantastic tv / toy / living room. The master bedroom is complete with a 5 pc ensuite including granite counters, oversized glass tiled shower and soaker tub. You will love the separate vanity sink spaces and 2 walk-in closets. There are two additional great-sized bedrooms sharing a 5 pc bathroom also finished in granite. The laundry room is conveniently located upstairs with a Samsung washer and dryer. The basement has been builder finished with the same upgrades as the upper floors. Game nights will never be the same with the ultimate theater room including a giant retractable screen, projector, custom built wall shelves and of course a wet bar. A 4th bedroom and home gym (or office) with additional 4 pc bathroom can also be found on the lower level. This home also comes with 2 AIR CONDITIONERS, WATER ON DEMAND, an OVERSIZED GARAGE, EXPOSED AG DRIVEWAY, GRANITE THROUGHOUT all bathr...

Bedroom 11.17 Ft x 11.17 Ft

Office 11.25 Ft x 12.83 Ft

Family room 13.83 Ft x 16.00 Ft

Furnace 11.25 Ft x 12.75 Ft

4pc Bathroom 4.92 Ft x 9.33 Ft

Other 5.50 Ft x 13.50 Ft

2pc Bathroom 4.75 Ft x 5.33 Ft

Primary Bedroom 12.50 Ft x 19.08 Ft

Bedroom 11.92 Ft x 13.25 Ft

Bedroom 10.58 Ft x 11.58 Ft

Bonus Room 13.92 Ft x 13.92 Ft

Laundry room 6.00 Ft x 6.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR Realty

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See

Mirror

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Kitchen 11.58 Ft x 14.25 Ft
Dining room 12.08 Ft x 12.92 Ft
Living room 14.00 Ft x 18.58 Ft

5pc Bathroom 5.00 Ft x 14.00 Ft
5pc Bathroom 13.33 Ft x 13.92 Ft