



331 Sunset View Cochrane Alberta

\$865,000

Located on a quiet street with a spacious pie-shaped lot backing directly onto scenic walking paths, this beautiful 2-storey home offers over 2500 sqft of well-designed living space plus a fully finished, builder-developed basement. With 4 spacious bedrooms and 3.5 baths, this home seamlessly blends comfort, style, and functionality—perfect for families who value space, natural beauty, and high-end finishes. The open-concept main floor offers an ideal layout for entertaining and daily living, with a well-appointed kitchen that includes premium appliances, a large granite island, walk-in pantry, built-in microwave, stove with double ovens, and an eat-up breakfast bar. The bright dining area leads to the backyard and seamlessly connects to a warm and inviting living room centered around a gas fireplace with a floor-to-ceiling brick surround, classic mantle, and built-in fan—perfect for cozy evenings with family or guests. Step outside and enjoy the expansive, full-width deck with durable dura deck coating, natural gas BBQ hookup, and views of the ravine, forest, and mountains. The larger pie-shaped lot provides more space between neighbours and a greater sense of privacy and openness, with direct access to the extensive community pathway network. Upstairs, a spacious bonus room provides a flexible retreat for movie nights, a playroom, or a quiet reading space. The elegant primary suite features a spa-like 5-piece ensuite with granite counters, dual vanities, a deep jacuzzi tub, glass-tiled shower, and dual walk-in closets. Two additional bedrooms share another full bathroom, and the upper-level laundry room is conveniently located for ease of use. The basement, completed by the builder with consistent quality and design, features high ceilings, a second gas fireplace with floor-to-ceiling brick and fan, built-in ceiling speakers, a large open recreation area, four...

4pc Bathroom 2.89 M x 1.71 M
Bedroom 2.93 M x 4.54 M
Recreational, Games room 4.85 M x 5.64 M
Storage 7.93 M x 4.62 M
2pc Bathroom 1.67 M x 1.50 M
Dining room 3.95 M x 4.01 M

Other 2.00 M x 2.80 M
4pc Bathroom 3.40 M x 1.53 M
5pc Bathroom 4.30 M x 4.13 M
Bedroom 3.22 M x 4.54 M
Bedroom 3.07 M x 4.79 M
Family room 4.29 M x 4.26 M

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Kitchen 3.27 M x 4.30 M

Living room 4.95 M x 5.71 M

Laundry room 2.14 M x 1.83 M

Primary Bedroom 3.84 M x 5.86 M