



238 Sunset View Cochrane Alberta

\$800,000

Welcome to one of the most uniquely positioned homes on the street, offering clear, unobstructed MOUNTAIN VIEWS from the backyard, dining room, primary bedroom, and even the ensuite bath. Surrounded by three green spaces, this home delivers a rare sense of privacy, openness, and connection to nature where morning coffee comes with mountain sunrises and evenings wind down under Cochrane's painted skies. Extensively renovated and thoughtfully upgraded, the home features a 3-year-old designer kitchen with new appliances and three custom waterfall countertops, a true focal point for gathering and entertaining. Motion sensed Under-cabinet lighting, rounded drywall corners, hardwood floors on the main and upper levels, comfort, and quality throughout. Major mechanical upgrades provide peace of mind and everyday comfort, including AC, high-efficiency furnace (2021) with UV air purification system for crisp, clean air, an upgraded 60-gallon electric hot water tank, water softener, and a full home water filtration system with reverse osmosis (2013) for premium drinking water. Fireplaces have been recently cleaned and serviced. Fully wired with Telus security and surround sound speakers. Designed for both relaxation and entertaining, the home features two custom decks with a gas fire pit that capture the mountain views, along with a fully wired backyard gazebo complete with gas fireplace, TV hookup, electricity, and space to host year-round. The basement offers a wet bar, steam shower, and a versatile soundproofed entertainment area easily transformed into a theatre room, home gym, or yoga retreat. Zero-scaped landscaping ensures a low-maintenance lifestyle so you can spend more time enjoying the setting and less time maintaining it. A rare opportunity to own one of the few homes in this location with true unobstructed mountain views, thoughtful upgrades, and a lifestyle that's...

Furnace 11.50 Ft x 13.42 Ft
Recreational, Games room 16.42 Ft x 15.67 Ft
Exercise room 13.83 Ft x 14.42 Ft
3pc Bathroom 4.83 Ft x 8.92 Ft
Living room 14.42 Ft x 14.83 Ft
Laundry room 7.00 Ft x 8.50 Ft
Kitchen 12.50 Ft x 12.08 Ft
Foyer 10.00 Ft x 12.92 Ft
Dining room 17.25 Ft x 9.25 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft
Primary Bedroom 14.25 Ft x 15.83 Ft
Office 8.67 Ft x 7.17 Ft
Family room 13.83 Ft x 12.00 Ft
Bedroom 9.92 Ft x 10.92 Ft
Bedroom 9.92 Ft x 10.92 Ft
5pc Bathroom 16.25 Ft x 10.67 Ft
4pc Bathroom 8.42 Ft x 6.17 Ft

Listing Presented By:



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