



## 347 Sunset View Cochrane Alberta

\$834,900

Welcome to 347 Sunset View! This meticulously crafted, custom built 2-storey home is fully finished and offers over 3300 sqft of living space (including the lower level). With 4 bedrooms and 3.5 baths. This home features an array of high-end upgrades you're sure to appreciate. As you step inside, you're greeted by a spacious front entrance with two generous closets, providing ample storage and organization. The open-concept main floor boasts a beautifully designed kitchen, dining area, and family room—perfect for family gatherings and entertaining. The chef-inspired kitchen is outfitted with Jenn Air appliance package, a walk-in pantry, a large central granite island, and a convenient eat-up breakfast bar offering plenty of counter space. The living room is equally impressive, centered around a cozy gas fireplace with a custom tile mantle, creating a perfect spot to unwind. From the dining room, step outside to your gorgeous patio and professionally landscaped yard, featuring an exposed aggregate pad and a gate leading to a scenic pathway. Here, you'll enjoy stunning views of the nearby ravine and mountains. Upstairs, the expansive family bonus room provides a flexible space, ideal as a TV room, playroom, or second living area. The luxurious master suite features a 5-piece ensuite with granite counters, a large glass-tiled shower, and a deep soaker tub. You'll also appreciate the dual vanity sinks and two walk-in closets. Two additional generously sized bedrooms share a beautifully finished 5-piece bathroom, also with granite countertops. The conveniently located laundry room includes Samsung washer and dryer. The builder-finished basement offers the same high-end finishes as the upper levels. Get ready for movie nights in the ultimate theatre room, complete with a retractable screen, projector, custom-built shelving, and a wet bar. The lower level also incl...

Bedroom 11.17 M x 11.17 M

Office 11.25 M x 12.83 M

Family room 13.83 M x 16.00 M

Furnace 11.25 M x 12.75 M

4pc Bathroom 4.92 M x 9.33 M

Other 5.50 M x 13.50 M

2pc Bathroom 4.75 M x 5.33 M

Primary Bedroom 12.50 M x 19.08 M

Bedroom 11.92 M x 13.25 M

Bedroom 10.58 M x 11.58 M

Bonus Room 13.92 M x 13.92 M

Laundry room 6.00 M x 6.83 M

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

Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Kitchen 11.58 M x 14.25 M

Dining room 12.08 M x 12.92 M

Living room 14.00 M x 18.58 M

5pc Bathroom 5.00 M x 14.00 M

5pc Bathroom 13.33 M x 13.92 M