

# \$814,900 - 204 Sunset View, Cochrane

MLS® #A2268934

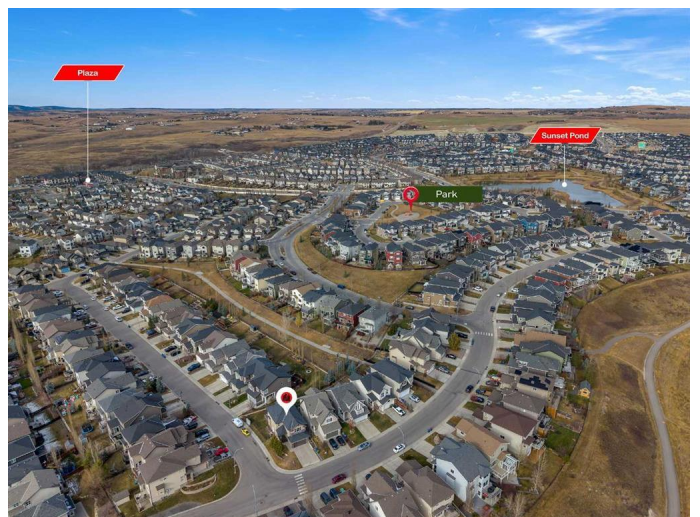
**\$814,900**

5 Bedroom, 4.00 Bathroom, 2,382 sqft

Residential on 0.12 Acres

Sunset Ridge, Cochrane, Alberta

**\*\*LEGAL BASEMENT SUITE\*\*** Welcome to this stunning two-storey home in the heart of Cochrane's highly sought-after community of Sunset Ridge. Offering 3336 sqft of total living space, this AIR-CONDITIONED corner-lot property perfectly blends modern luxury with everyday comfort – complete with mountain views, a brand-new legal suite, and countless upgrades throughout. 5096 SQFT CORNER LOT SIZE! Step inside and be greeted by a bright, open foyer with soaring 9 ft ceilings and a warm, welcoming atmosphere. The main floor features durable tile flooring throughout, ideal for families and easy maintenance. The luxury kitchen is a chef's dream, showcasing rich granite countertops, a large island, tons of cabinetry, and a massive walk-in pantry for all your storage needs. Entertain in style in the great room, complete with a cozy gas fireplace, or host summer gatherings on your oversized, full-length deck while enjoying the mountain views. A main floor den, laundry area, and spacious mudroom add convenience and function to this exceptional layout. Upstairs, you'll find plush high-end carpet installed in 2023 and a thoughtfully designed upper level featuring a luxurious primary suite with a spa-inspired 5-piece ensuite – complete with a deep soaker tub, double sinks, and a separate shower. The walk-in closet provides ample space for your wardrobe. Two additional generous bedrooms, each with their own walk-in closets, offer plenty of room for



children, guests, or home offices. This home comes fully equipped with modern amenities, including a smart home entertainment system, built-in speakers throughout (and on the deck), an irrigation system, and elegant Hunter Douglas blinds in every room. Above the garage, youâ€™ll find a soundproof entertainment room, ideal for movie nights, gaming, or music â€“ a perfect retreat for the entire family. The showstopper is the brand-new legal basement suite (built in 2024), featuring a private side entrance, two spacious bedrooms, large bright windows, and contemporary finishes throughout. SEPARATE WASHER/DRYER. This space is ideal for extended family, guests, or as a mortgage helper generating rental income.

Freshly painted from top to bottom, this home feels brand new and move-in ready. Located on a corner lot with beautiful curb appeal, youâ€™ll appreciate the extra yard space and open feel. The double attached garage provides plenty of parking and storage. Set within the family-friendly community of Sunset Ridge, this home offers everything you need within minutes â€“ schools, parks, playgrounds, walking trails, and local shops and restaurants. Enjoy the perfect balance of small-town charm and city convenience, with easy access to downtown Cochrane and a short drive to the Rocky Mountains for weekend adventures. This incredible home truly has it all â€“ space, luxury, and unbeatable versatility. Whether youâ€™re looking for a family home or an investment property, you wonâ€™t find a better value in Sunset Ridge.

Built in 2010

**Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2268934  |
| Price  | \$814,900 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,382       |
| Acres          | 0.12        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 204 Sunset View   |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0E9            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                               |
| Cooling           | Central Air                                                                           |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Full                                                                                  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard, Corner Lot          |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-LD               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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