

\$875,000 - 117 Sunset View, Cochrane

MLS® #A2236332

\$875,000

5 Bedroom, 4.00 Bathroom, 2,181 sqft
Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

Stunning Two-Story Home with Walkout
Basement, Triple Garage & Mountain Views

Welcome to this beautiful finished two-story home, perfectly situated in a family-friendly community with schools, parks, playgrounds, and every amenity close at hand. Backing directly onto a walking path and greenspace, this home combines stunning mountain views with comfort, character and an unbeatable location.

The open-concept main floor showcases an inviting living area, highlighted by a soaring floor-to-ceiling fireplace, and a dedicated main floor office offering the perfect space for remote work or study, and the gourmet kitchen—with high-end finishes and ample storage—open to the dining and living areas, ideal for family life and entertaining.

Upstairs, the primary retreat features a stunning ensuite with a spa-inspired soaker tub, oversized walk-in shower, dual vanities, and a spacious walk-in closet. Two additional upper-level bedrooms are generously sized and accompanied by a versatile bonus room perfect for a media area or kids' play space. You™ll also find another full bathroom plus a wonderful laundry room with counters and storage space.

Downstairs, the fully finished walkout basement extends your living space with a



large rec room, cozy fireplace, stylish wet bar, and two more bedrooms, plus direct access to the professionally landscaped backyard—designed for relaxation and entertaining.

A triple car garage with built-in heat is perfect for storing your cars and toys while still leaving plenty of space for hobbies or a workshop area. The house is upgraded to include central air conditioning for year-round comfort, the furnace was replaced in 2021, new fridge in 2023 and new washing machine in 2024.

This is the rare combination of location, layout, and luxury that you’ve been waiting for. Don’t miss your chance—book your private tour today and discover everything this exceptional home has to offer!

Built in 2012

Essential Information

MLS® #	A2236332
Price	\$875,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,181
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Sunset View
Subdivision	Sunset Ridge

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0E8

Amenities

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
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