



**144 Sundown View  
Cochrane, Alberta**

**MLS # A2286035**



**\$875,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,267 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the best value in Sunset Ridge! As you step into this beautiful home, you’re welcomed by gleaming hardwood floors and an abundance of natural light. The open-concept floor plan is perfect for entertaining and extends seamlessly to an east-facing balcony and a fenced, irrigated backyard that backs onto expansive green space—offering the privacy of no rear neighbours. The main floor features a private den with glass French doors, ideal for working from home. The chef-inspired kitchen showcases a large island with quartz countertops and bar seating, a stainless steel French-door refrigerator, and built-in microwave and oven. Extended cabinetry into the dining area provides exceptional storage, while the convenient walkthrough pantry connects the mudroom directly to the kitchen. The inviting living room features a cozy gas-burning fireplace, and a two-piece powder room completes the main level. Up the elegant curved staircase with wrought-iron spindles, is the primary bedroom. This retreat offers a luxurious five-piece ensuite with dual sinks and a stand-alone soaker tub, along with a walk-through closet that leads directly to the laundry room for ultimate convenience. Two additional bedrooms, a generous bonus room and a four-piece bathroom complete the upper floor. The fully finished walkout basement is designed for entertaining, featuring two additional bedrooms, a four-piece bathroom, and beautiful views of the backyard and surrounding green space. Additional highlights include a double attached garage and central air conditioning. Ideally situated close to schools, parks, scenic walking trails, and shopping, this exceptional home combines comfort, style, and an unbeatable location.