



**128 Sunset Park  
Cochrane, Alberta**

**MLS # A2290294**



**\$885,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,262 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Solar microgeneration system

BEAUTY BACKED BY EFFICIENCY || MEGA MOUNTAIN VIEWS + SOLAR POWERED LIVING. Welcome to this exceptional walkout home in the highly sought-after community of Sunset Ridge in Cochrane, offering breathtaking mountain views from all three levels and backing directly onto a park—an ideal setting for families who value space, serenity, and community. From the moment you arrive, the expansive views set the tone for this special property. Inside, a large foyer with ceramic tile welcomes you and leads into a bright open-concept main floor featuring warm hardwood flooring throughout the kitchen, dining, and living areas. Designed for both everyday living and entertaining, the spacious kitchen offers abundant cabinetry, a large island, and raised breakfast bar seating. The dining area opens onto the back deck where you can soak in the panoramic mountain vistas, watch the kids play in the park behind, or enjoy grilling with friends using the natural gas BBQ hookup. The inviting living room features a gas fireplace, creating a warm and comfortable gathering space while taking in the spectacular views. Upstairs, the home continues to impress with a thoughtfully designed layout. The upper level includes three bedrooms, a huge bonus room with soaring 10-foot ceilings, a convenient laundry room, and a dedicated tech desk with two workspaces—perfect for homework, remote work, or family organization. The primary suite is a true retreat, featuring breathtaking mountain views, ample space for a king-sized bed, and a practical five-piece ensuite bathroom that leads to your walk-in closet. The fully developed walkout basement provides additional living space and flexibility with vinyl plank flooring throughout. This level includes a fourth bedroom, a full bathroom, office or flex space (a rough-in behind the wall allows for easy future installation of a bar or

craft sink), and a bright recreation room with endless possibilities. Step outside to the beautifully finished lower patio with paver stones and rough-in wiring for a future hot tub. The yard is generously sized and opens directly toward the park, enhancing the sense of space and enjoyment of your outdoor living area. This home also offers thoughtful upgrades for comfort and efficiency, including a Zeno solar panel system to help reduce energy costs and environmental impact. The system includes a microgeneration permit, allowing the homeowner to sell excess electricity back to the utility grid. A radon mitigation system is also installed to help reduce indoor radon levels. A double attached garage and extra-deep driveway provide ample parking and convenient space for larger vehicles or loading up before a weekend of camping. Sunset Ridge is one of Cochrane's most desirable family communities, known for its scenic pathways, parks, and mountain views.