



**75 Sundown Way  
Cochrane, Alberta**

**MLS # A2306790**



**\$968,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,507 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, 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, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Exceptional two storey walk out home offering over 3,600 sq. ft. of beautifully developed living space, BACKING ONTO A SERENE GREEN SPACE AND PARK with direct access to paved pathways leading to the lake and extending for miles - ideal for walking, running, or biking in a truly picturesque setting. Lovingly cared for by the current owners, this home showcases pride of ownership throughout. The open concept main floor has a stunning modern kitchen featuring trendy white cabinetry, quartz countertops, high quality appliances, and a convenient walk through pantry that provides abundant storage. The spacious dining area is bathed in natural light and opens onto a deck with breathtaking views of the treed green space and lake - an ideal backdrop for everyday living and entertaining. Additional main floor highlights include a private office/den, a thoughtfully designed mudroom, luxury vinyl flooring, and 9 foot ceilings that enhance the sense of space and light. Upstairs, there is a generous bonus room, a well appointed laundry room with cabinetry and sink, and three spacious bedrooms. The primary bedroom features large windows, tranquil views and an ensuite with a freestanding soaker tub. The FULLY DEVELOPED WALKOUT BASEMENT has been expertly designed for both comfort and functionality, offering a fourth bedroom, full bathroom, and a large family room with a custom built-in feature wall. A stylish beverage bar with sink and wine fridge adds to the entertainment appeal, while patio doors lead to a peaceful covered outdoor space overlooking the peaceful natural surroundings. Situated in the QUIET, FAMILY FRIENDLY COMMUNITY of Sunset Ridge, this outstanding home is just steps from schools, parks and extensive pathway systems, with convenient access to downtown Cochrane and the breathtaking Rocky Mountains.