



**40 Sunset Close
Cochrane, Alberta**

MLS # A2309100



\$789,000

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|------------------|--|---------------|-------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,376 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, Insulated, Oversized | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Low | | |

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|--------------------|--|-------------------|-----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 3-26-4-W5 |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bidet, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to an extraordinary opportunity to own a former Kingsmith Builders showhome in the highly coveted community of Sunset Ridge. Offering over 2,600 SqFt of impeccably designed living space, this remarkable bungalow showcases exceptional craftsmanship at every turn. Upon arrival, a spacious tiled entryway introduces soaring 10-foot ceilings and upgraded step cove mouldings that set an immediate tone of refined elegance. Just off the entrance, an elegant home office enclosed by French doors provides the perfect private workspace. Moving into the heart of the home, the open plan living area reveals gleaming hardwood flooring and frames breathtaking panoramic views of the majestic Rocky Mountains. The stunning kitchen bathed in natural light from the skylight above and features an abundance of rich maple cabinetry, granite countertops, a walk through pantry, and an inviting eat-up island. A premium stainless steel appliance package, including a Miele dishwasher and a new GE Cafe induction range, ensures both beauty and functionality. This space flows seamlessly into a large dining area and a welcoming living room, anchored by a beautiful feature fireplace surrounded by expansive windows. Step outside to the extra-wide upper deck, complete with a gas line for your grill, where you can savor morning coffee or an evening glass of wine while taking in the spectacular mountain sunsets. Retreat to the master suite, a serene sanctuary that also capitalizes on the property's incredible vistas. An elegant archway leads into the ensuite bathroom, offering dual vanities, a deep soaker tub, a pristine tiled walk-in shower, a separate WC, and a generously sized walk-in closet. The brilliantly illuminated walk-out basement expands your living and entertaining options. Comfort is guaranteed with in-floor heating warming the expansive recreation area, which

includes a wet bar perfectly suited for hosting guests. Two large bedrooms and a full bathroom complete this bright lower level, offering ample space and privacy for family or visitors. From here, transition to the thoughtfully designed lower patio, where an enclosed glass wind wall thoughtfully mitigates Cochrane breezes without compromising the spectacular view. Every detail of this property has been carefully curated for modern luxury and effortless living. The low-maintenance backyard features professionally installed artificial turf and a custom-built powered shed, leaving you more time to enjoy your beautiful surroundings. Behind the scenes, the home is equipped with a high-end whole-home water filtration system, reverse osmosis water, and smart moisture sensors. The oversized, heated, and insulated garage provides ultimate convenience year round. Situated within walking distance of St. Timothy's High School and offering immediate access to walking paths, local shopping, and the Rocky Mountains, this magnificent property delivers a lifestyle of unparalleled distinction and mountain-view living at its absolute finest.