



**31 Sunset Point
Cochrane, Alberta**

MLS # A2318833



\$969,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,589 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: All window coverings, all attached shelving in garage

A rare opportunity in this private, sought-after location. First time offered, original owner. Enjoy sweeping valley views, sunrises and sunsets from the main floor, primary bedroom, ensuite, and backyard. This 4-bedroom (3 up, 1 down), 3.5-bath home overlooks the historic Cochrane Ranche site, with an abundance of mountain views and privacy. The main level features hardwood and ceramic tile flooring, a generous kitchen with an induction cooktop and two-tiered granite island, main floor laundry, and a private office. The primary bedroom offers a serene retreat with mountain and valley views and a gorgeous 5-piece ensuite. The fully finished walkout basement stays cozy year-round with in-floor heating serviced by a newly installed boiler. Step out to a covered patio overlooking the manicured, mature yard backing onto pond and nature trails. Fresh paint throughout. Newly recovered extensive deck. Panoramic views, privacy, nature, and tranquility — an exceptional setting.