



GRASSROOTS
REALTY GROUP

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**128 Sunset Park
Cochrane, Alberta**

MLS # A2332794



\$820,000

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

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: n/a

OPEN HOUSE FRIDAY, September 25 5-6:30pm. Some homes offer a great view. Some back onto a park. Some offer energy-conscious living. This home brings all three together—and adds a beautifully functional family home designed to make the most of its setting. Backing directly onto a park with unobstructed Rocky Mountain views from all three levels, this 4-bedroom, 3.5-bathroom home offers a rare combination of privacy, views and everyday functionality in one of Cochrane's most desirable communities. Inside, the main level is bright and inviting, with large windows framing the mountains and bringing the outdoors in. The kitchen flows into the dining and living areas, creating an easy space for both family life and entertaining. Step outside onto the deck and the setting really comes into focus—open park space behind you and the Rockies ahead. Upstairs, the spacious bonus room provides a comfortable second living area, while the primary retreat takes full advantage of the views. Additional bedrooms, a full bathroom, laundry and a dedicated workspace/tech area complete this level. The fully finished walkout level adds even more versatility with a generous recreation area, fourth bedroom and full bathroom—ideal for teenagers, guests, a home office or additional living space. Walk out directly to the yard and park beyond. And then there is the power story. The solar microgeneration system helps offset electricity consumption and adds another layer of long-term value to the home. Additional thoughtful features include a radon mitigation system, central air conditioning, a double attached garage and an extra-deep driveway providing excellent parking. This is not simply a home with mountain views. It is a home where the views, the park and the outdoor setting are part of everyday life. Come experience 128 Sunset Park in person and see

why the setting is the story. Immediate possession is available.