



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**79 Sundown Way
Cochrane, Alberta**

MLS # A2335897



\$1,195,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,757 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Dry Bar, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar		

Inclusions: Pot Filler

Welcome to 79 Sundown Way, a stunning custom-built residence where sophisticated design, exceptional craftsmanship, and effortless functionality come together. Offering 4 bedrooms and 4 bathrooms, this detached home is designed to impress from the moment you arrive. At the heart of the home is an extraordinary kitchen featuring a spectacular oversized island with cleverly concealed storage and versatile space beneath—ideal for a children’s play area, additional storage, or a cozy retreat for family pets. Expansive windows fill the space with natural light, while premium granite countertops, two dishwashers, a massive gas range, built-in Miele coffee machine, and convenient pull-out spice cabinetry create a kitchen that is as functional as it is refined. A generous walk-through pantry leads directly into the garage mudroom, offering exceptional convenience and organization. The attached two-car garage is designed with impressive 9-foot-tall garage doors, providing ample clearance and accommodating larger vehicles, including lifted trucks and SUVs, with ease. The main level continues with a dedicated office, elegant living room with an electric fireplace, and a striking architectural staircase that serves as a beautiful focal point. Upstairs, a spacious bonus room provides additional room for relaxing or entertaining. The primary bedroom offers a private retreat at the end of the day, with a sense of separation and tranquility that makes it feel like its own sanctuary. The luxurious primary ensuite elevates the experience even further, featuring a private wet bar and sophisticated finishes designed for comfort and relaxation. Each bathroom is thoughtfully appointed with high-end bidet fixtures, while illuminated faucets provide a distinctive modern touch, glowing blue for cold water and red for hot. The fully developed walk-out basement offers exceptional versatility,

complete with a stylish dry bar—perfect for entertaining, movie nights, or family gatherings. In-floor heating extends throughout the basement and attached two-car garage, providing comfort throughout the seasons. Step outside from the kitchen onto an impressive oversized deck with sleek glass railings, overlooking the beautifully landscaped and fully fenced backyard. Walking paths directly behind the home provide a seamless connection to the outdoors, while nearby schools, restaurants, and everyday amenities add to the convenience of this exceptional location. Every detail has been carefully considered in this remarkable Cochrane residence. From its striking architectural elements and sophisticated finishes to its innovative storage solutions and expansive living spaces, 79 Sundown Way offers a rare combination of luxury, functionality, and effortless everyday living.