



GRASSROOTS
REALTY GROUP

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144 Sundown View
Cochrane, Alberta

MLS # A2238117



\$925,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,264 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: window coverings, garage door remote(s)

Welcome to your dream home in one of the most sought-after communities, ideally located close to schools, parks, scenic walking trails, and shopping. This beautifully designed, fully finished two-storey home offers the perfect blend of luxury, comfort, and privacy. Set on a large, meticulously landscaped lot with no back neighbours and backing onto a tranquil open field, you'll enjoy peaceful views and unbeatable outdoor living. The irrigated yard is perfect for entertaining or relaxing, with stairs from the upper deck providing easy access to the backyard. Step inside to discover high-end finishes throughout, including 8' interior doors, quartz countertops in the kitchen and bathrooms, and a show-stopping curved staircase that makes a grand first impression. The spacious and beautifully appointed kitchen features a large island, quartz surfaces, and a walkthrough pantry that flows directly into the mudroom and garage – the ultimate in functionality. Enjoy year-round comfort with central air conditioning, and cozy up in the main living area around the gas fireplace, complete with a custom feature wall that adds character and warmth. The main floor office provides the perfect work-from-home setup, while upstairs, the primary suite offers a luxurious retreat with a walkthrough closet leading to the convenient laundry room. Downstairs, the fully finished walkout basement extends your living space with endless possibilities for entertaining, relaxing, or accommodating guests. This home truly has it all – thoughtful design, premium upgrades, and an unbeatable location. Don't miss your chance to own this exceptional property!