



GRASSROOTS
REALTY GROUP

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**128 Sundown View
Cochrane, Alberta**

MLS # A2248741



\$837,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Landscaped, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

AMAZING 2-Storey Family Home with Developed Walk-Out. Stunning Mountain Views to the West, and to the East the Beautiful Forest Hillside, and occasionally a few cows in the pasture. The backyard gate opens up to the vast playground of Ranche View School; Elementary and Junior High - allowing students a chance to lunch at home, and - running out the back door minutes before the "bell rings"! The main floor Open Concept with high ceilings and large windows offers an abundance of Natural Sunlight and gleaming hardwood floors front to back. Upon entering the front entrance, is a spacious home office offering peace and quiet behind glass French Doors. The large functional kitchen with entertainment island, white cabinetry, quartz countertops, a convenient walk-thru pantry and stainless appliances, make this THE spot for hosting events! The spacious living room with eye-catching fireplace wall flows into the lovely dining area, which steps out to a large deck; perfect for bar-b-ques, morning coffee or evening beverage, as you relax and enjoy the gorgeous backyard and in the distance, surreal 180 degree views. This location is very peaceful. Upstairs the spacious Primary offers a spa-ish 5 piece ensuite with a large soaker tub, a stand-alone shower, double vanities, and a roomy walk-in closet. Two additional spacious bedrooms share an additional 4-piece bath. The immense Bonus Room is the most used room in the house - and perfect for games night, and viewing late night news before lights out. The walkout is home to an outstanding Theatre Room/fourth bedroom; spacious enough to seat friends and guests for those entertainment evenings. Currently used as a gym, the walk-out offers large windows with a beautiful view to enjoy while on the treadmill! Also an additional four-piece bath. Walking out to the lovely patio

will always be a pleasure, whether you meditate or enjoy the many views. This is a beautiful home - offering the joy of country living AND the conveniences of Cochrane. Less than an hour to the mountains!!! Shows 10/10! Book your viewing today! SATURDAY AUGUST 23 OPEN HOUSE FROM 12:00-2:00pm