



GRASSROOTS
REALTY GROUP

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**47 Sundown Way
Cochrane, Alberta**

MLS # A2282998



\$925,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,489 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
Inclusions:	TV Wall Mounts, All Lighting Fixtures Attached		

-- Open House Saturday, February 7th from 12pm - 3pm -- Welcome to 47 Sundown Way in Sunset Ridge, offering prestige, UNOBSTRUCTED panoramic MOUNTAIN VIEWS, & POND VIEWS with NO NEIGHBOURS BEHIND! Enjoy breathtaking VIEWS from all three levels and unforgettable sunsets as the sky turns vibrant colours from your rear patio. Step inside to discover a home defined by thoughtful upgrades and refined finishes throughout. A spacious entryway with added storage leads into a bright, OPEN-CONCEPT KITCHEN and living area designed to impress. The kitchen features MARBLE COUNTERTOPS, upgraded appliances, double wall ovens, a gas cooktop, and under-cabinet lighting. The living room is anchored by a GAS FIREPLACE with an elegant feature wall. Step out onto the upper deck spanning the back of the home and soak in the uninterrupted views. With a gas line for BBQ, this space is perfectly set up for effortless summer entertaining. Upstairs, retreat to your spa-like primary suite with VAULTED CEILINGS, stunning MOUNTAIN VIEWS, a private sanctuary you'll never want to leave. The luxurious ensuite includes a dual vanity, TWO WALK-IN CLOSETS, and extended counter space for those that enjoy a space for getting ready in the morning. Two additional bedrooms, a bonus room with vaulted ceilings, plush carpet, extra linen storage, and a main bath with double vanity continue the theme of quality and comfort. Additional features include custom window coverings throughout, AIR-CONDITIONING, BUILT-IN SPEAKERS and surround sound in the bonus room, HARDIE BOARD SIDING, and a built-in vacuum system with all accessories. The WALKOUT BASEMENT offers incredible potential with rough-in plumbing, dual furnaces, and completed framing, ready for future development including a bedroom, bathroom,

and recreation space. Step outside to your backyard oasis with direct access to the pond, paths and park, accompanied by the calming sound of the pond fountain, kids playing and incredible views. An aggregate patio is featured as the back patio ready for a hot tub should you wish. Situated on a wide lot along a street of well-established single-family homes, this property is ideally located with a K–8 school just around the corner and a nearby commercial area offering daily conveniences, medical services, and dining options, only a 10-minute walk or 2-minute drive away. Book your showing today.