



**144 Sundown View
Cochrane, Alberta**

MLS # A2286035



\$875,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,267 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the best value in Sunset Ridge! As you step into this beautiful home, you’re welcomed by gleaming hardwood floors and an abundance of natural light. The open-concept floor plan is perfect for entertaining and extends seamlessly to an east-facing balcony and a fenced, irrigated backyard that backs onto expansive green space—offering the privacy of no rear neighbours. The main floor features a private den with glass French doors, ideal for working from home. The chef-inspired kitchen showcases a large island with quartz countertops and bar seating, a stainless steel French-door refrigerator, and built-in microwave and oven. Extended cabinetry into the dining area provides exceptional storage, while the convenient walkthrough pantry connects the mudroom directly to the kitchen. The inviting living room features a cozy gas-burning fireplace, and a two-piece powder room completes the main level. Up the elegant curved staircase with wrought-iron spindles, is the primary bedroom. This retreat offers a luxurious five-piece ensuite with dual sinks and a stand-alone soaker tub, along with a walk-through closet that leads directly to the laundry room for ultimate convenience. Two additional bedrooms, a generous bonus room and a four-piece bathroom complete the upper floor. The fully finished walkout basement is designed for entertaining, featuring two additional bedrooms, a four-piece bathroom, and beautiful views of the backyard and surrounding green space. Additional highlights include a double attached garage and central air conditioning. Ideally situated close to schools, parks, scenic walking trails, and shopping, this exceptional home combines comfort, style, and an unbeatable location.