



**95 Sunset Way
Cochrane, Alberta**

MLS # A2297049



\$854,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,166 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, No Back Lane, Underground Sprinklers, Views		

Heating:	Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: 3 storage sheds.

Welcome to this exceptional former show home in the sought-after community of Sunset, Cochrane where quality craftsmanship and pride of ownership are evident throughout. This fully upgraded two-storey home with a walkout basement offers a perfect blend of elegance, comfort, and breathtaking surroundings. Step inside and discover a thoughtfully designed layout featuring rich hardwood flooring and stunning granite finishes that elevate the home's appeal. The spacious loft area provides added versatility - ideal for a home office, lounge, or additional living space. With 4 bedrooms, three and a half bathrooms, this home is perfectly suited for families or those who love to entertain. The walkout basement adds valuable living space with a full wet bar including a bar fridge, sink and dishwasher and the space opens directly outdoors, enhancing both functionality and lifestyle. Enjoy year-round comfort with central air conditioning, while the underground sprinkler system helps maintain the beautifully kept exterior with ease. Every inch of this home has been meticulously maintained, reflecting true care and attention to detail. The highlight? Phenomenal Mountain Views that create a stunning backdrop for everyday living. This rare opportunity to own a move-in-ready home that combines upscale finishes, thoughtful design, and an unbeatable setting.