



**128 Sundown View
Cochrane, Alberta**

MLS # A2298637



\$779,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
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:	Full	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: none

Sunset Ridge voted Cochrane's Best Neighbourhood 2025!!!! Welcome to this stunning, two-storey walkout home, perfectly situated, backing onto expansive green space and Ranche View School (elementary and junior high) school yard, offering stunning mountain views to the west and to the east a beautiful forest hillside with cows occasionally grazing in the pasture. The backyard gate opens up to the vast school playground, allowing students to lunch at home and - running out the back door minutes before the bell rings! With a bright open-concept main floor, soaring ceilings, and large south-facing windows, this home is filled with an abundance of natural sunlight throughout the day. The main level features a spacious office with elegant French doors - ideal for working from home. The large functional kitchen with entertainment island, white cabinetry, quartz countertops, a convenient walk-through pantry and stainless appliances, make this THE spot for hosting events! The spacious living room with gorgeous fireplace wall flows into the lovely dining area with sliding glass doors which lead out to a large elevated deck, perfect for entertaining or simply enjoying the peaceful surroundings. Upstairs, you'll find three generously sized bedrooms; including a luxurious primary suite with a 5-piece spa-ish ensuite featuring double vanities, a large soaker tub, a stand-alone shower and a spacious walk-in closet. An additional 4-piece bathroom is shared by two spacious bedrooms and a large bonus room provides plenty of space for family living and relaxation, games night and late night TV. The fully developed walkout basement offers incredible versatility, featuring a theatre room or optional fourth bedroom, and an additional 4-piece bath. Currently used as a gym, the walk-out offers large windows with a beautiful view to enjoy while on the treadmill.

Step out to a gorgeous patio and landscaped back yard. Enjoy breathtaking views in every direction and "the peace" . A stunning home delivering the charm of country living with all the conveniences of Cochrane - AND - less than an hour to the mountains!!!! This exceptional home truly offers the best of both worlds; tranquility, space and modern comfort in a highly desirable location. Shows 10/10! Book your viewing today!