



**118 Sundown Close
Cochrane, Alberta**

MLS # A2139114



\$899,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,447 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Unparalleled elegance awaits in this brand new 5 bed, 4.5 bath masterpiece by Panjeta Homes (building with pride since 2007) with every upgrade imaginable. This incredibly stylish, 2-storey home will be the prize and at this price will be unlike any home in the area. With over 3400 square feet of living space, this home boasts unique wall accents and elegant finishings throughout. The large, welcoming foyer features an entrance bench. The chef inspired kitchen has high-end stainless-steel appliances including a gas cooktop, quartz counters, plenty of storage and a butler pantry. The living room has a cosy fireplace with beautiful stone surround that is flanked by custom built-in shelves. There is an office/flex room on this level, convenient for those who work from home, or a dedicated study space. The tiled mud room thoughtfully includes a high-end dog wash! There are speakers in the main floor, basement and primary bedroom. There are 4 bedrooms upstairs, all with scratch-proof, custom closets. This home has two primary bedrooms. One primary suite is your luxurious retreat with a feature wall, a balcony and a stunning, spa-like 5-piece bathroom with steam shower. The other primary suite has a 3 piece ensuite and walk in closet. The other 2 bedrooms have their own individual access to a 5-piece jack & jill bathroom. The basement has its own separate entry door from the side of the house, allowing potential for a rental/suite (illegal). This space is fully developed with a bedroom with a 3-piece bathroom cheater ensuite, rec room with a fireplace and beautiful stone surround, and a stunning full wet bar with island and lots of storage space. Every inch of this home will be a dream to live in! Outside, there is gable lighting and a large concrete patio to enjoy in the warmer months. The oversized garage has a tiled landing. There is rough-in for a central vacuum, and house house

is wired for cameras, alarm system and garage heater. Come to Sunset Ridge and see what moving up can bring you!