

28 Sunset Manor
Cochrane, Alberta

MLS # A2164371



\$1,050,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,643 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar		
Inclusions:	T.V. Mount		

Welcome to this meticulously maintained, former JAYMAN SHOWHOME, in the serene Sunset Ridge community of Cochrane. Featuring spectacular views of the POND, the RIDGE, and the MOUNTAINS, you won't want to miss! The property is within walking distance of a playground, K-8 school, sports fields, and scenic walking and biking paths, making it a perfect choice for families seeking a balanced lifestyle. Spanning over 3700 square feet, this open-concept home has been lovingly cared for by its original owner. The SOUTHERN EXPOSURE fills the interior with abundant sunlight throughout the day, allowing for optimal natural light and passive solar heating. Upon entering, you are greeted by a grand entrance adorned with an elegant chandelier, setting the tone for the home's refined yet welcoming ambiance. At the heart of the home is a GOURMET KITCHEN, a dream for any culinary enthusiast. It features a striking WATERFALL GRANITE ISLAND and is equipped with high-end KitchenAid stainless steel appliances, including a GAS COOKTOP. An in-sink garburator adds convenience, while excellent task lighting and a cozy breakfast nook overlooking the tranquil pond elevate the kitchen's charm. The main floor also has a formal dining room, which offers an elegant space for entertaining guests or enjoying family meals. The home is tastefully appointed with CUSTOM HUNTER-DOUGLAS WINDOW TREATMENTS and numerous UPGRADED LIGHTING FIXTURES, adding a touch of sophistication throughout. The garage has been fully finished, complete with pot lights and a ceiling fan, creating a functional and comfortable workspace. The FULLY-DEVELOPED WALKOUT basement offers HEATED FLOORS, a spacious recreation area, a fourth bedroom, and a full bathroom. In-ceiling speakers enhance the entertainment

experience, while a TWO-WAY FIREPLACE adds warmth and ambiance, making it a cozy spot for family gatherings. The basement also includes a classy WET BAR area. Upstairs, the luxurious master suite provides a private retreat, complete with large walk-in closets and a SPA-LIKE 5-PIECE ENSUITE BATH. The ensuite is beautifully designed with dual vanities, a large soaker tub, a separate shower, HEATED FLOORS, and ON-DEMAND HOT WATER for the ultimate comfort. The upper level also includes two additional spacious bedrooms and a MASSIVE BONUS ROOM, offering plenty of space for various family needs. SMART TECHNOLOGY is seamlessly integrated into the home, with smart wiring for alarm systems, phone, and Wi-Fi, and Category 5 cabling supporting two networks. Outside, the property is clad in low-maintenance HARDIBOARD and includes an UNDERGROUND SPRINKLER SYSTEM to keep the yard lush and green. The lower walk-out patio features a two-way fireplace, perfect for relaxing outdoors. This exceptional home effortlessly combines luxury, functionality, and style. Located in the highly sought-after Sunset Ridge community, it is the perfect family residence for those seeking comfort, convenience, and timeless appeal. Book a showing today!