

83 Sundown Way
Cochrane, Alberta

MLS # A2164738



\$899,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,415 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), WaterSense Fixture(s), Wired for Sound

Inclusions: Rolling blinds & shutters on windows, existing light fixtures

This stunning 4+1-bedroom home with a finished, walkout basement is a must see! Imagine no neighbours behind you, and stepping right out onto the Walking Path system that leads you to the Community Pond, Playgrounds and the Outdoor Fitness Park. This home offers 3,350 square feet of developed living space and is loaded with upgrades. You'll enjoy the recently installed air conditioning, and the oversized, triple-pane windows letting in an abundance of natural light. As soon as you step inside, the Shiplap Wainscoting in the large Foyer invites you into this bright, open-concept home boasting 9-foot ceilings on the main floor and basement and the textured ceilings throughout the home compliment the gorgeous Kitchen. The Kitchen is a chef's dream with an enormous Granite Island, Gas Cooktop, full-height cabinets, large Pantry, Central Vac sweep inlet, and more storage than you can imagine. The Living Room showcases a Gas Fireplace with a stone surround and shiplap to the ceiling, tying the whole main floor together masterfully. This home is truly an entertainer's dream. The main floor also features a built-in desk/workspace, a large mudroom with locker-style shelving and an oversized walk-in closet. The mudroom leads you to the oversized garage with very high ceilings, built-in shelving and enough room to park 2 pickup trucks inside. On the second floor, you'll walk into the enormous Bonus Room at the top of the stairs, separating the Primary Bedroom from the additional 3-bedrooms at the front of the house. The Primary Bedroom offers beautiful mountain views and the Ensuite boasts 2 walk-in-closets with an incredible amount of storage. Your Laundry Room is conveniently located on the second floor and offers a sink and even more storage. The other 3 bedrooms are large and bright with deep, wide closets. The Full

Bathroom has 2 sinks so your family can get ready at the same time. The lowest level offers a fifth Bedroom, Full Bathroom, and a massive living space, wired for surround sound speakers. Walk right out onto your stunning Stamped Concrete Patio, which wraps around the side of your new home with steps up to the front of the house. The massive rear Deck off the second storey spans the entire width of the house and comes complete with a BBQ Gas Line and stairs down to the beautifully landscaped backyard, featuring tall Aspens and fruit trees. Don't miss your opportunity to own this fantastic home in Sunset Ridge!