

**128 Sundown Way
Cochrane, Alberta**

MLS # A2179154



\$739,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,162 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning, fully finished 4-bedroom home, thoughtfully designed with future development potential, featuring a separate side entry. Packed with high-end upgrades, one of the most important being TRIPLE PANE WINDOWS, this property offers both style and functionality. The exterior boasts durable fibre cement siding, an exposed aggregate driveway and walkway, a composite back deck, and wood fencing, creating a welcoming first impression. Inside, the main floor is an open-concept entertainment space that flows seamlessly. The large, functional kitchen is a chef's dream, complete with a central island, separate pantry, gas cooktop, built-in oven, chimney-style hood fan, and upgraded quartz countertops. The adjacent dining area offers easy access to the back deck and backyard, perfect for outdoor dining and entertaining. The spacious living room features expansive windows that flood the room with natural light, highlighted by a striking gas fireplace with designer tile. Enjoy the convenience of pulling into your DOUBLE ATTACHED HEATED GARAGE, with direct access to the home via a mudroom complete with a storage bench and coat hooks. The main floor powder room is also conveniently located away from kitchen and family room. Upstairs, the LUXURIOUS PRIMARY EN-SUITE is a true retreat, offering a spa-inspired space with a stylish island bathtub, dual sinks with separate vanities, a makeup desk, and dual walk-in closets. The upper level also includes a central bonus room—ideal for family time or curling up with a good book—along with two additional bedrooms and a well-appointed laundry room with cabinets and shelving. The fully finished basement offers even more space, featuring a large rec room, a fourth bedroom, a full bathroom, and ample storage. Additional features of this home include CENTRAL AIR

CONDITIONING, upgraded attic ventilation with pro vents for added circulation, custom top-down/bottom-up blinds, a TANKLESS HOT WATER SYSTEM a lower patio sitting area, and mature landscaping. With OVER \$30,000 IN BUILDER UPGRADES, this home is a must-see. Located close to walking paths, parks, schools, and shopping, this home offers both comfort and convenience. Book your showing today—this beauty is sure to impress!