

226 Sunset Point Cochrane, Alberta

MLS # A2227208



\$525,000

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,810 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Wired for Sound		

Inclusions: Vivint security system is included. It's not under contract currently, but can be put under a new contract with Vivint.

With over 2500 square feet of living space, this home offers room to breathe, relax, entertain, and live your life to the fullest. Each square foot is designed with thoughtful detail, allowing natural light to flood through large windows, creating a sense of openness and warmth as you take in the stunning views from the different levels. From your balcony, enjoy a cup of coffee as the Rocky Mountains blanket the horizon majestically in the distance throughout the day, and watch the sky light up with vibrant colors at sunset. Snow-capped peaks, blue skies, and the ever-changing seasons become a part of your everyday experience. This view isn't just a bonus—it's a constant source of peace and inspiration. Three well-sized bedrooms give every member of the household a personal retreat, while the four bathrooms offer convenience and privacy. Whether it's a busy family morning, entertaining overnight guests, or working from home, there's no need to wait for your turn. The ensuite in the primary bedroom and massive walk-in closet is likely a luxurious escape in itself, and the home offers 3 other bathrooms for family or guests. What makes this property even more unique is its walkout basement that leads directly onto a huge greenspace. A peaceful, private space for reading, relaxing, or painting, and the ideal location for birdwatching or quiet moments. A walkout basement can transform the condo from typical to extraordinary. It brings additional living or recreation room potential, and makes the lower level feel like an integral part of the home rather than an afterthought. It's a perfect space for a home gym, media room, or teenager's retreat. The walkout basement will also guide you to the fantastic gazebo on the property with stunning views, and the pond with added greenspace just down the street. Nestled in the rolling foothills and just a short

drive northwest of Calgary, Cochrane has become one of the most desirable communities in southern Alberta. Known for its stunning natural beauty, friendly atmosphere, and thriving small-town charm, and property taxes and utilities tend to be lower in Cochrane than in major cities like Calgary, contributing to long-term savings. This one that you need to see. Book your showing today!