

**128 Sunset Park
Cochrane, Alberta**

MLS # A2290294



\$850,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,262 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Solar microgeneration system

PRICE ADJUSTED | QUICK POSSESSION AVAILABLE | BACKING ONTO A PARK WITH MOUNTAIN VIEWS + SOLAR-POWERED LIVING. This is an exceptional opportunity to own a fully developed walkout home backing directly onto a park in the highly sought-after community of Sunset Ridge. Offering breathtaking mountain views from all three levels, thoughtful upgrades, and immediate possession potential, this home delivers outstanding value for buyers looking to make a move this season. From the moment you arrive, the panoramic views set the tone for what awaits inside. A spacious foyer with ceramic tile welcomes you into the bright open-concept main floor, where warm hardwood flooring flows throughout the kitchen, dining, and living areas. Designed for both everyday living and entertaining, the kitchen features abundant cabinetry, a large island, and raised breakfast bar seating. The dining area opens onto the rear deck where you can enjoy spectacular mountain vistas, watch children play in the park behind, or entertain with ease using the natural gas BBQ hookup. The inviting living room is anchored by a gas fireplace and framed by expansive views. Upstairs, the thoughtfully designed layout offers three bedrooms, a large bonus room with soaring 10-foot ceilings, a convenient laundry room, and a dedicated tech station with dual workspaces. The spacious primary retreat showcases stunning mountain views and includes a five-piece ensuite with direct access to the walk-in closet. The fully developed walkout basement adds valuable living space with vinyl plank flooring throughout, a fourth bedroom, full bathroom, office or flex room, and a bright recreation area. A rough-in behind the wall provides the option for a future wet bar or craft sink. Step outside to the beautifully finished lower patio featuring paver stones and wiring rough-in for a

future hot tub. The generous backyard opens directly onto the park, creating an incredible extension of your outdoor living space. Efficiency meets comfort with a Zeno solar panel system that helps reduce utility costs while generating additional value through an existing microgeneration permit that allows excess electricity to be sold back to the grid. A radon mitigation system is also installed for added peace of mind. The double attached garage and extra-deep driveway provide ample room for vehicles, trailers, and weekend adventure gear. With scenic pathways, parks, schools, and stunning Rocky Mountain views, Sunset Ridge remains one of Cochrane's most desirable family communities. With a recent price adjustment and quick possession available, this is an opportunity you won't want to miss.