

**31 Sunset Point
Cochrane, Alberta**

MLS # A2318833



\$969,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,589 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: All window coverings, all attached shelving in garage

A rare opportunity to own in this private location. First time offered on the market. Original owner. Enjoy sweeping valley views, sunrises and sunsets from the large deck, main floor, primary bedroom, ensuite and backyard! 3 + 1 bedrooms and 3 1/2 baths. Gorgeous 5-piece ensuite, a generous kitchen with an induction cooktop and a two-tiered granite island, a main floor laundry and office. Hardwood, ceramic tile, and granite countertops complete the main level. Oversized double linen closet in upstairs bathroom. Spacious and serene primary bedroom with mountain and valley views. The fully-finished walkout basement features in-floor heating (serviced by a newly installed boiler) to keep the space cozy. Step out onto a covered patio to enjoy the manicured mature yard backing onto pond and nature trails. Fresh paint throughout the home. Enjoy panoramic views, privacy, nature and tranquility from this exceptional location!