



47 Sundown Way Cochrane Alberta

\$1,050,000

Welcome to 47 Sundown Way, Sunset Ridge, Cochrane; Prestige, Upgrades Galore, Walk out basement to Sunset Pond, no back neighbours and AMAZING MOUNTAIN VIEWS from ALL THREE LEVELS. Imagine sitting on your rear patio on a warm summer evening, looking over the activity of the pond, watching the sky turn hues of orange and purple as the sun sets behind the ROCKY MOUNTAINS. Step inside to find UPGRADES, UPGRADES, UPGRADES. SPACIOUS ENTRANCE complemented by additional storage leads to light and airy kitchen and living area. Enter this space to enjoy MARBLE COUNTER TOP, SAMSUNG CHEF COLLECTION FRIDGE, DOUBLE WALL OVEN, ELECTROLUX GAS BURNER COOKTOP, UNDERLIT CABINETS and LG DISHWASHER. Gas FIREPLACE with ELEGANT WOOD PANEL FEATURE WALL and fresh BENJAMIN MOORE WHITE DOVE PAINT completed in February 2025. Walk outside onto the deck and SOAK IN THE VIEW. HOT and COLD water access from the deck and GAS LINE for BBQ are ready for relaxing summer days. Journeying upstairs, find your SPA LIKE PRIMARY BEDROOM with VAULTED CEILING, stunning MOUNTAIN VIEWS and room for a coffee counter; you'll never want to leave! Ensuite bathroom has TWO VANITIES, TWO WALK IN CLOSETS and EXTRA COUNTER SPACE plus HEATED FLOORS to suit the luxurious ambiance. Upstairs is complete with TWO ADDITIONAL BEDROOMS, BONUS ROOM WITH VAULTED CEILING and potential for SECLUDED SPACE by installing sliding barn doors. Interwoven SILK CARPET, EXTRA LINEN SPACE, FANS in EVERY ROOM and Bathroom with DOUBLE VANITY keep the feeling of UPGRADES and QUALITY flowing throughout the home. HUNTER DOUGLAS window dressings throughout, AIR CONDITIONING, HIGH BASEBOARDS, HARD WIRED SURROUND SOUND, HARDIE PLANK SIDING and VACUUM SYSTEM comes built in and with all accessories and documentation. Moving downstairs to the WALKOUT BASEMENT, find ROUGHED IN PLUMBING, DUAL FURNACES, and pre completed FRAMING. Envision this space co...

Primary Bedroom 19.17 Ft x 12.58 Ft

5pc Bathroom 14.42 Ft x 14.00 Ft

Other 5.33 Ft x 5.00 Ft

Other 8.67 Ft x 5.33 Ft

Laundry room 8.92 Ft x 7.25 Ft

Bonus Room 14.00 Ft x 13.92 Ft

Living room 18.67 Ft x 13.58 Ft

Kitchen 15.25 Ft x 10.58 Ft

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Mirror

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Bedroom	13.25 Ft x 8.92 Ft	Dining room	12.92 Ft x 9.50 Ft
Bedroom	11.50 Ft x 9.58 Ft	2pc Bathroom	5.33 Ft x 4.75 Ft
4pc Bathroom	11.08 Ft x 4.92 Ft	Other	18.33 Ft x 13.67 Ft