



## 157 Sunset Point Cochrane Alberta

\$775,000

Introducing a remarkable end unit walkout townhome that combines elegance, comfort, and breathtaking natural surroundings. Nestled against a serene nature reserve, this exceptional home boasts PANORAMIC MOUNTAIN VIEWS that are highly coveted and a rarity in the market. Positioned adjacent to the Community Green Space, this residence ensures a harmonious blend of privacy and community connectivity. Step inside to discover a gourmet kitchen with espresso maple cabinets, upgraded granite countertops and stainless steel appliances. The kitchen seamlessly integrates functionality and style. A walkthrough butler's pantry facilitates seamless grocery transfers from the attached double car garage. The main floor offers an inviting ambiance, anchored by a warm gas fireplace that transforms the living room into a haven of comfort and relaxation. Ascend to the upper level with a versatile bonus room or office space and three generously sized bedrooms. The grand primary bedroom boasts abundant natural light, a spacious 5-piece ensuite with granite countertops and a walk-in closet. The lower level is a testament to thoughtful space utilization. A walkout basement is artfully crafted with a sub-floor insulation layer, ensuring year-round comfort. Enhancing the ambiance, a thermostat-controlled fireplace exudes warmth and charm. The family room is a haven for entertainment enthusiasts, featuring surround sound wiring and an expansive wet bar - a recipe for memorable movie nights and gatherings. The utility room is an organized workspace, equipped with a powered air filter, sink, ample counters, and shelving, catering to your creative and housekeeping requirements. The attention to detail continues into the garage, which is a haven for car enthusiasts and hobbyists alike. Fully insulated and heated, the garage is adorned with custom shelving and tool pegboards, while polyaspartic floor...

Family room 23.17 Ft x 13.75 Ft

Other 10.50 Ft x 6.17 Ft

Storage 16.67 Ft x 8.58 Ft

3pc Bathroom 10.25 Ft x 5.00 Ft

Furnace 14.25 Ft x 12.08 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft

Bonus Room 16.83 Ft x 12.83 Ft

Primary Bedroom 13.58 Ft x 12.92 Ft

Other 8.00 Ft x 7.00 Ft

5pc Bathroom 11.08 Ft x 9.17 Ft

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Listing Presented By:



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**Living room** 13.50 Ft x 13.17 Ft

**Kitchen** 15.17 Ft x 10.00 Ft

**Dining room** 14.50 Ft x 10.92 Ft

**Foyer** 13.67 Ft x 5.08 Ft

**Bedroom** 11.58 Ft x 10.83 Ft

**Bedroom** 11.00 Ft x 10.83 Ft

**Laundry room** 7.33 Ft x 5.50 Ft

**4pc Bathroom** 8.92 Ft x 4.92 Ft