



## 28 Sunset Manor Cochrane Alberta

\$1,100,000

Welcome to this meticulously maintained, former JAYMAN SHOWHOME, in the serene Sunset Ridge community of Cochrane. Featuring spectacular views of the POND, the RIDGE, and the MOUNTAINS, you won't want to miss! The property is within walking distance of a playground, K-8 school, sports fields, and scenic walking and biking paths, making it a perfect choice for families seeking a balanced lifestyle. Spanning over 3700 square feet, this open-concept home has been lovingly cared for by its original owner. The SOUTHERN EXPOSURE fills the interior with abundant sunlight throughout the day, allowing for optimal natural light and passive solar heating. Upon entering, you are greeted by a grand entrance adorned with an elegant chandelier, setting the tone for the home's refined yet welcoming ambiance. At the heart of the home is a GOURMET KITCHEN, a dream for any culinary enthusiast. It features a striking WATERFALL GRANITE ISLAND and is equipped with high-end KitchenAid stainless steel appliances, including a GAS COOKTOP. An in-sink garburator adds convenience, while excellent task lighting and a cozy breakfast nook overlooking the tranquil pond elevate the kitchen's charm. The main floor also has a formal dining room, which offers an elegant space for entertaining guests or enjoying family meals. The home is tastefully appointed with CUSTOM HUNTER-DOUGLAS WINDOW TREATMENTS and numerous UPGRADED LIGHTING FIXTURES, adding a touch of sophistication throughout. The garage has been fully finished, complete with pot lights and a ceiling fan, creating a functional and comfortable workspace. The FULLY-DEVELOPED WALKOUT basement offers HEATED FLOORS, a spacious recreation area, a fourth bedroom, and a full bathroom. In-ceiling speakers enhance the entertainment experience, while a TWO-WAY FIREPLACE adds warmth and ambiance, making it a cozy spot for family gatherings. The ba...

4pc Bathroom 8.33 Ft x 5.42 Ft  
5pc Bathroom 14.00 Ft x 13.50 Ft  
Bedroom 15.92 Ft x 10.00 Ft  
Bedroom 16.00 Ft x 10.08 Ft  
Bonus Room 20.92 Ft x 12.17 Ft

Family room 27.58 Ft x 26.17 Ft  
2pc Bathroom 5.08 Ft x 4.67 Ft  
Breakfast 14.17 Ft x 10.08 Ft  
Dining room 13.42 Ft x 9.92 Ft  
Foyer 14.42 Ft x 7.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.lcrealtygroup.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Primary Bedroom 14.50 Ft x 16.08 Ft

4pc Bathroom 8.67 Ft x 6.33 Ft

Bedroom 13.42 Ft x 11.42 Ft

Other 13.92 Ft x 6.00 Ft

Kitchen 14.17 Ft x 11.58 Ft

Laundry room 8.33 Ft x 8.50 Ft

Living room 14.83 Ft x 29.08 Ft