

**140 Sunset Point
Cochrane, Alberta**

MLS # A2164748



\$519,900

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|------------------|---|---------------|-------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,549 sq.ft. | Age: | 2013 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Tandem | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Corner Lot, Environmental Reserve, Lawn, LA | | |

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|--------------------|---------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 276 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: Garage heater

This modern 3-bedroom townhouse with over 1650 sq ft of developed space is a sleek blend of contemporary design and comfort, seamlessly integrated with nature. Nestled against a lush green space, the home offers privacy and a serene backdrop of mature trees in the distance and manicured lawns. The exterior features clean lines, expansive windows, and a neutral color palette, blending effortlessly with its surroundings. Upon entering, you're greeted by a spacious entrance, large storage area and a fully finished "heated" 2 car garage in tandem. Ascending to the main floor you have not one, but two decks ensuring maximum light and views. The open concept living area has a cozy fireplace and over looks the expansive green space giving privacy. Patio doors open to the back bbq deck with direct access to the outdoor space becoming an extension of your home. The heart of this home is the gorgeous yet functional kitchen outfitted with upgraded stainless steel appliances including a modern hoodfan, granite countertops, a massive island, cabinetry with custom storage solutions and floor to ceiling tower cabinets with pull outs. Your dining experience will be taken to new levels as you cook gourmet meals and present your masterpieces on your own oversized dining table which the space can accommodate. Natural light floods the space through large floor-to-ceiling windows that provide uninterrupted southern sunshine and views to the West off the front deck of the beautiful Rocky Mountains, lush Ravines, quiet pathway systems and reflecting ponds. Upstairs, the primary suite boasts views overlooking the green space, an elegant ensuite and a walk-in closet. The additional two bedrooms are well-sized with ample closet space both over looking green space and share a modern bathroom with contemporary finishes. All 3 bedrooms have direct access to the

upper floor laundry making it easy for everyone! This immaculately kept home promotes a seamless connection between indoor living and nature, relaxation, peacefulness and perfect for anyone who enjoys time in nature without sacrificing modern conveniences.
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