

3 Sunset Court
Cochrane, Alberta

MLS # A2257416

\$729,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Wired for Sound		

Inclusions: N/A

QUICK POSSESSION AVAILABLE | WALKOUT BASEMENT | 4 BEDROOMS | 3.5 BATHROOMS | 1 BEDROOM ILLEGAL SUITE | Spectacular Janssen-Built Walk-Out Home with Panoramic Mountain Views in Sunset Ridge! Discover this beautifully designed and impeccably maintained walk-out home, built by Janssen Homes and ideally situated in the scenic community of Sunset Ridge. Perfectly positioned to capture breathtaking, unobstructed views of the Rocky Mountains, this home offers over 2,500 sq ft of finished living space and a layout that's both functional and stylish—ideal for growing families or multi-generational living. From the moment you step inside, you'll be welcomed by rich espresso-stained solid wood cabinetry, warm hardwood flooring, and elegant granite countertops that create a warm and inviting atmosphere. The kitchen is a true centerpiece, featuring a large central island, a spacious walk-in pantry with custom solid shelving, and stainless steel appliances—making meal prep and entertaining both easy and enjoyable. Just off the kitchen, the laundry/mudroom offers built-in storage and provides direct access to the fully insulated double attached garage, offering everyday convenience. The open-concept dining area is flooded with natural light thanks to large windows and sliding glass patio doors that lead to an expansive deck—perfect for morning coffee, evening barbecues, or simply enjoying the sweeping mountain views. The adjacent living room is cozy and functional, with a gas fireplace and built-in TV niche designed to keep cords hidden for a clean, modern look. Upstairs, the home offers a thoughtfully designed bonus room ideal for a media space, home office, or playroom. The spacious primary bedroom is a private retreat, featuring dual closets and a spa-inspired 4-piece en-suite with granite countertops, a jetted

tub, and a separate shower. Two additional bedrooms—one with a walk-in closet—along with a second full bathroom complete the upper level, offering plenty of room for the whole family. The fully finished walk-out basement adds even more versatility with 9-foot ceilings, durable vinyl plank flooring, and a self-contained illegal suite. Perfect for extended family, guests, or potential rental income, the illegal suite includes one bedroom, a stylishly upgraded kitchen and bathroom, its own laundry, and a separate storage room—offering privacy and functionality without compromise. This exceptional home is located just steps from parks, pathways, schools, and all the amenities that make Sunset Ridge one of Cochrane’s most desirable neighborhoods. Whether you’re relaxing on the deck, cozying up by the fireplace, or enjoying the extra living space downstairs, you’ll appreciate the quality craftsmanship, thoughtful layout, and truly spectacular views this home offers. Don’t miss your opportunity to make this incredible property your forever home—schedule your private viewing today!