



**GRASSROOTS**  
REALTY GROUP

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**67 Sundown Terrace**  
**Cochrane, Alberta**

**MLS # A2220720**



**\$644,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,772 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** none

Welcome to 67 Sundown Terrace—a thoughtfully designed, move-in ready home offering style, space, and sustainability. This 3-bedroom, 2.5-bathroom property features a warm walnut kitchen outfitted with sleek stainless steel appliances, flowing into an open-concept living room and dining room. Upstairs, unwind in the spacious family room with soaring vaulted ceilings or retreat to the primary suite, where a luxurious ensuite with a soaker tub awaits. The finished basement adds even more living space with a versatile rec room and a built-in climbing wall—perfect for active families or creative play. Outdoors, enjoy a beautifully landscaped backyard complete with modified garden beds, a flourishing apple tree, black & red current & raspberry bushes, and a cedar deck ideal for entertaining. Energy efficiency is a plus with installed solar panels, offering modern comfort with environmental benefits. This home is a rare blend of function, fun, and forward-thinking features—schedule your showing today!