



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 42 Sundown Common Cochrane, Alberta

**MLS # A2224355**



**\$779,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,570 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** TV Wall Mounts x 3, Security Cameras x 4

Welcome to this beautifully designed 2-storey home nestled in the highly sought-after community of Sunset Ridge in Cochrane. Boasting 2,570 sq/ft of elegant living space, this spacious home offers modern comforts, upscale finishes, and a prime location just minutes from schools, parks, and scenic walking paths. Step inside to find engineered hardwood flooring throughout the main level, a private office/den perfect for remote work or study, and a chef-inspired kitchen featuring granite countertops, stainless steel appliances, a gas cook-top with built-in oven, and a massive island with an eating bar ideal for entertaining. The walk-through pantry and full-height cabinetry provide abundant storage, while the open-concept layout flows seamlessly into the dining and living areas. Upstairs, you'll find an inviting bonus room, upper-level laundry for added convenience, and four generously sized bedrooms. The expansive primary suite is a true retreat, complete with a luxurious 5-piece ensuite bathroom. An additional 4-piece bathroom serves the remaining bedrooms with ease. Enjoy the oversized double-attached garage, iron spindle railings, and an unspoiled basement ready for your future vision. Step outside to a beautifully landscaped yard with a gas line for your BBQ perfect for summer evenings. Located just minutes from RancheView School, Sunset Point, and the many amenities that make Cochrane such a vibrant and welcoming community, this home truly has it all. Don't miss your opportunity to live in one of Cochrane's most beautiful neighborhoods. Book your showing today.