



GRASSROOTS
REALTY GROUP

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

**325 Sundown Road
Cochrane, Alberta**

MLS # A2225184



\$579,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV mount in living room & primary bedroom

Welcome to your new HOME located at 325 Sundown Road. From the moment you approach, pride of ownership is evident. Located in the sought after community of Sunset Ridge – where lifestyle meets comfort, this bright and beautifully maintained detached 2-storey home offers the perfect blend of style, space, and functionality. Surrounded by walking trails and everyday conveniences, it’s ideal for families and professionals alike. Step inside to a stunning kitchen featuring granite countertops, abundant cabinetry, generous counter space, and a dedicated coffee station or tech nook. The open-concept main floor boasts a gorgeous living room with a feature wall and electric fireplace, a rear dining room, and a discreetly tucked away powder room for added privacy. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a modern 3-piece ensuite, along with two additional bedrooms and a stylish full bathroom – all with granite countertops. Convenient upstairs laundry completes the upper level. The partially finished basement offers incredible potential, with two large egress windows and a bathroom rough-in, making it perfect for future development. Enjoy sunny afternoons in your west-facing backyard with a rear deck (gas line for BBQ), a flat, usable yard, and an oversized double detached garage – perfect for extra storage or workshop needs. Don’t miss your chance to own this incredible home in one of the most desirable neighborhoods!