



**GRASSROOTS**  
REALTY GROUP

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**239 Sundown Road  
Cochrane, Alberta**

**MLS # A2233348**



**\$645,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** PROJECTOR HOME THEATRE SYSTEM- BASAEMENT

Welcome to Sunset Ridge, Cochrane's #1 neighborhood in 2024! This stunning home boasts 2,100 sq ft of living space, featuring 3+1 spacious bedrooms and 2.5+1 bathrooms, perfect for families or those who love to entertain. The open floor plan on the main level is flooded with natural light, thanks to the large windows and east-facing orientation. The gallery-style kitchen is a culinary dream, equipped with upgraded stainless steel appliances, beautiful quartz countertops, and a massive center island ideal for food preparation and casual dining. The spacious living room perfect for enjoying quality time with loved ones, whether it's watching movies, playing games, or just hanging. The dedicated dining area can comfortably fit a 6-seat table, making it perfect for family dinners or social gatherings. Upstairs, the spacious master bedroom is a serene retreat, complete with a walk-in closet and a 3-piece ensuite. Two additional generous-sized bedrooms and a 4-piece bathroom ensure that everyone in the family has plenty of space. The laundry area on this level adds convenience to the daily routine. The finished basement is an entertainer's paradise, featuring LVP flooring, a rec area with a built-in home theatre system, and a separate area for gym enthusiasts. The additional bedroom and bathroom with custom tiled shower in the basement offer flexibility for guests, teenagers, or a home office. This incredible home is equipped with central air conditioning to beat the summer heat, a Culligan water filter system for clean drinking water, and permanent exterior lights for holiday decorating. The front yard features a full-length porch, perfect for enjoying coffee at sunrise, while the backyard oasis boasts a deck and a low-maintenance, professionally landscaped yard. A double detached garage provides ample parking and storage space. Located in a highly sought-after

neighborhood, this home is steps away from schools, walking trails, shopping, and amenities, with a quick drive to Calgary. Don't miss this incredible opportunity to own a piece of Cochrane's best! Contact your preferred realtor to schedule a viewing and experience this beautiful house for yourself