

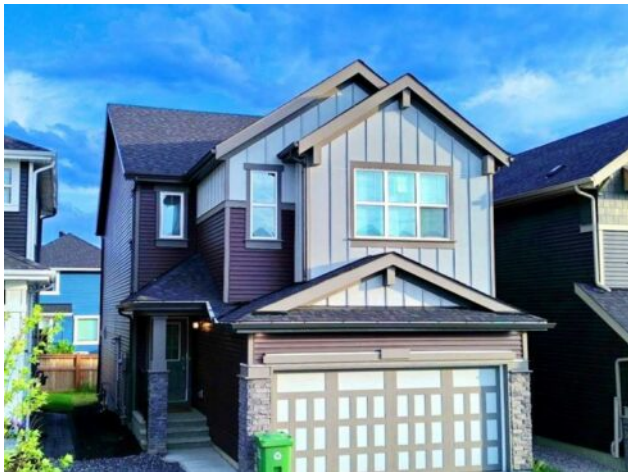


GRASSROOTS
REALTY GROUP

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

14 Sundown Close
Cochrane, Alberta

MLS # A2237405



\$749,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,372 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 14 Sundown Close, a beautiful home located in the heart of Cochrane's sought-after community — Sunset Ridge. Thoughtfully designed and well-finished throughout, this home offers both comfort and quality for today's family living. The main floor features a bright and open layout, with large windows that fill the space with natural light. The modern kitchen is equipped with high-end appliances, quartz countertops, ample cabinetry, and a functional layout ideal for cooking and entertaining. Adjacent to the kitchen is a cozy living area — perfect for relaxing with family or hosting guests. You'll also find a convenient main floor bedroom and full bathroom, offering flexibility for guests, extended family, or use as a home office. Upstairs, there are three additional bedrooms, along with a spacious bonus room — a great spot for movie nights, a play area, or quiet downtime. The primary suite is a true retreat, complete with a luxurious 5-piece ensuite featuring a soaker tub, separate shower, dual sinks, and plenty of storage. Another 5-piece bathroom on this level adds extra convenience for the whole family. A laundry area is also located upstairs for added ease. The basement remains unfinished but features a separate side entrance and large egress windows — offering excellent potential for future development. Located just a short walk from Ranchview School, nearby parks, and scenic walking paths, this home is ideally situated for families. Sunset Ridge also offers beautiful views of the surrounding mountains, adding to the charm of the community. Built by the trusted Homes By Avi, 14 Sundown Close blends style, space, and location — making it a wonderful place to call home. Schedule your showing today and come see all that this home has to offer!

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