



GRASSROOTS
REALTY GROUP

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88 Sundown Manor Cochrane, Alberta

MLS # A2239722



\$599,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,615 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Level, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: All Wall Shelving in Garage.

OPEN HOUSE Sunday, August 24th from 12:00-2:00 pm- FALL IN LOVE with this beautifully developed family home in the sought-after community of Sunset Ridge! This impeccably maintained, turnkey residence is fully finished and ready for you to move in and start enjoying. Step into the spacious and inviting foyer—an ideal space to welcome guests. The open-concept kitchen is designed with both functionality and style in mind, featuring gleaming quartz countertops, a large central island, a full pantry, and stainless steel appliances. Whether you’re preparing meals or entertaining friends, this kitchen is sure to impress. The adjacent living and dining areas offer a seamless flow, perfect for hosting gatherings or relaxing with family. The dining room seamlessly flows into a sun-drenched, professionally landscaped backyard oasis, complete with an expansive deck, custom privacy screen, and mature trees—perfect for private outdoor relaxation or entertaining. Upstairs, a cozy bonus room awaits—ideal for a home office, reading nook, or playroom. The expansive primary suite features a walk-in closet and a beautifully appointed ensuite with a large quartz vanity and built-in shelving. An upstairs laundry room adds convenience, while two additional bedrooms and a full bathroom complete this level. The professionally developed lower level offers a large family/recreation room and a full bathroom—perfect for movie nights, a home gym, or extra space for guests. Additional features include an attached garage with built-in storage solutions, ideal for keeping your space organized. Perfectly situated near Ranchview K-8 School, extensive walking paths, and a wide array of amenities, this home offers everything you need, all while enjoying the breathtaking Rocky Mountain views that Sunset Ridge is known for. Don’t miss this

opportunity—book your private showing today and make this exceptional home yours!