



GRASSROOTS
REALTY GROUP

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

**69 Sundown Avenue
Cochrane, Alberta**

MLS # A2244598



\$790,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,145 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Embark on a joyful family journey or seize a prime investment opportunity in Sunset Ridge, a vibrant community where winding walking paths, lively playgrounds, scenic nature trails, and well-rated elementary schools create an idyllic setting for lasting memories. Positioned as the last house on the street at the current edge of town, this stunning 2,144sqft (above grade) two-story home, paired with a 587sqft one-bedroom basement fully legal suite, offers serene views over farm fields—though this tranquil backdrop may evolve with future development. Inside, the air-conditioned main floor welcomes you with a bright, open-concept layout, where extra side windows flood the cozy living room—complete with a gas fireplace—the spacious dining area, and modern kitchen with warm, natural light, perfect for family gatherings. The gourmet kitchen, equipped with a built-in gas cooktop and built-in oven, features a walk-through pantry connecting to a mudroom and garage, while a door opens to a back deck, patio, and expansive yard, ideal for children’s play or summer barbecues. Elegant luxury vinyl plank flooring flows seamlessly throughout the entire home, enhancing its modern charm, while a convenient two-piece powder room adds everyday practicality to the main floor. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and luxurious five-piece ensuite, thoughtfully separated from two additional bedrooms and a four-piece bathroom by a versatile bonus room and practical laundry space, ensuring privacy for parents and room for kids to thrive. The fully developed basement legal suite, accessible via a separate side entrance with its own furnace and water heater, boasts a full kitchen, living area, bedroom, four-piece bathroom, in-suite laundry, and ample storage, all finished with the same sleek luxury vinyl plank—making it an ideal

mortgage helper or a welcoming home for extended family. A spacious, drywalled utility room provides extra storage for all your family’s treasures. This Sunset Ridge gem blends warmth, functionality, and opportunity, offering an air-conditioned forever home where every moment feels just right.