



**GRASSROOTS**  
REALTY GROUP

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## 88 Sundown Manor Cochrane, Alberta

**MLS # A2254302**



**\$585,000**

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

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

**Inclusions:** All Wall Shelving in Garage

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&mdash;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&mdash;perfect for private outdoor relaxation or entertaining. Upstairs, a cozy bonus room awaits&mdash;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&mdash;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&mdash;book your private showing today and make this

exceptional home yours!