



**GRASSROOTS**  
REALTY GROUP

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**302 Sundown Road  
Cochrane, Alberta**

**MLS # A2256036**



**\$519,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,334 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** None

End Unit with South and West Exposures &hellip; The often asked for Beautiful Glasgow Model by Douglas Homes Master Builder... This bright and exceptional 1,334 sq. ft. townhome comes with 3 bedrooms and 2.5 bathrooms, offers the perfect blend of modern elegance and practical design&mdash;ideal for families, first-time buyers, or those looking to downsize without sacrificing quality&hellip; Upon entering, you'll be welcomed by a spacious open-concept main floor with soaring 9' ceilings and large windows that flood the home with natural light, creating a warm, inviting atmosphere. The main level is beautifully finished with engineered hardwood flooring that adds a touch of luxury throughout the space&hellip; The kitchen is a highlight, featuring premium builder's grade stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for daily cooking or entertaining&hellip; Adjacent to the kitchen is a bright and cozy dining nook, and a well-sized great room that flows seamlessly together for gatherings or family time. Upstairs, the generously sized primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed ensuite. Two additional bedrooms, perfect for children, guests, or a home office, share a full bathroom&hellip; This model offers sought-after features such as no condo fees, a rear garage, a treated wood deck, and fully landscaped front and rear yards, providing comfort and convenience in a low-maintenance package&hellip; With its elegant finishes and thoughtful design, the Glasgow Model is a great option for those making the leap from renting to owning, or anyone seeking an affordable yet high-quality home&hellip; Community Perks&hellip; For families, this location is a dream come true. Rancheview K-8 School is just a few blocks away, and St. Timothy High School is a short drive south. The

future community center and a third school, in the pipeline, will be within walking distance. Convenience and Adventure Await&hellip; Escape into the mountains, just 40-45 minutes away on the scenic route. The city of Calgary is a quick 30-minute drive, as is to your nearest Costco, while the airport is an easy 45-minute commute&hellip; \*\*Key Features: | Townhouse | No Condo Fees | Rear Garage | Front Concrete Pad | 9' Main Floor Ceilings | Treated Wood Deck | Full Landscaping (Front & Back) | Quartz Countertops | Engineered Hardwood on Main Floor | Built-in Desk |