



GRASSROOTS
REALTY GROUP

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**272 Sundown Road
Cochrane, Alberta**

MLS # A2256933



\$679,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,673 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Awning, Trimlight Lighting		

CORNER LOT | UNIQUE LAYOUT | FULLY FINISHED | DOUBLE DETACHED GARAGE Welcome home to 272 Sundown Road. This gorgeous turnkey home features a unique layout, high ceilings, and a cozy feel. The split-level design makes this house perfect for entertaining family and friends. With a separate kitchen/dining and living room area, you can converse easily without all gathering in the same space. The kitchen offers an abundance of soft-close drawers and cupboards for those who like lots of storage. A gas cooktop, convection wall oven, and built-in microwave give the kitchen a streamlined, modern feel and leads the way to your composite deck with glass panels. The dining area overlooks the living room with its 12-foot ceiling making it feel spacious and airy. The upper level features three bedrooms including the primary, a three-piece ensuite and four-piece bath, plus laundry. The fully developed basement adds to your living space and provides a 12-foot ceiling in the rec space, another bedroom with a walk-in closet, tons of storage, and a second three-piece bath. The corner lot offers new owners a generous side yard and is across the street from a neighbourhood park. A large detached double garage, cozy porch, wiring for a hot tub and solar panels, Trimlight outdoor lighting, RV parking for up to a 21ft trailer, gas line for bbq, Phantom screen doors, on-demand water, and a HVAC system are additional perks to this already fabulous home. Put it on your list of must-see houses!