



GRASSROOTS
REALTY GROUP

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**19 Sundown Crescent
Cochrane, Alberta**

MLS # A2256982



\$860,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,154 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hot Tub

Prepare to be captivated by this newly built home, designed to impress from the moment you arrive. The exterior boasts an exposed aggregate driveway, Rundle Rock accents on both sides of the home and elegant wrought iron railing. The front and backyard is professionally landscaped that only enhances the home's curb appeal. As you step inside, you are greeted by a foyer that seamlessly leads to a versatile room, ideal for a home office or study. The open-rise staircase immediately draws your eye, serving as a stunning architectural centrepiece. A convenient walk-through mudroom equipped with built-in lockers flows effortlessly into a well-appointed pantry and coffee bar, making daily living functional and stylish. The heart of this home is the gourmet kitchen, where quartz countertops, maple-stained cabinets that extend to the ceiling, and an expansive island come together to create a truly luxurious space. The custom plaster hood fan adds a unique touch of elegance. The kitchen overlooks a cozy living room, featuring a floor-to-ceiling tiled fireplace, complemented by a white-oak stained mantle. This space flows seamlessly into the dining area, which offers tranquil backyard views. From here, step directly into your private Suncoast enclosure, an outdoor room with a louvered roof and remote-operated retractable screens, allowing for year-round enjoyment. Upstairs, French doors open to the spacious, serene primary bedroom. You lack no sunshine with all those windows! The spa-like ensuite offers a free stand bathtub, dual sinks, and a 10 millimetre glass-enclosed shower with a steam feature, making it the perfect retreat to unwind. The laundry room, complete with custom cabinetry, is conveniently located between the bedrooms. A bright and airy bonus room provides the perfect space for children, movie nights, or entertaining guests. Two

additional bedrooms, one with a walk-in closet and both with large windows that flood the rooms with natural light, complete this level, along with a beautifully designed main bathroom. The walk-out basement is an entertainer's dream. It features a fourth bedroom, a built-in bar, two distinct living areas, and a full bathroom. The space opens up to a private backyard retreat complete with a hot tub, included with the home. Imagine ending your day soaking under the stars or enjoying a cozy movie night in this incredible space. Backing onto a walking path, you are sure to enjoy this space to its fullest. Situated in the desirable community of Sunset Ridge, this home offers access to reputable schools. Sunset Ridge is known for its scenic pathways, a central park, neighborhood playgrounds, and a six-acre freshwater pond. The Trading Post, conveniently located at the community entrance, provides restaurants, a medical clinic, a pharmacy, and other everyday amenities. This home is the epitome of luxury living, with every detail thoughtfully curated to provide both comfort and sophistication. Schedule your private showing today!