



GRASSROOTS
REALTY GROUP

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**318 Sundown Road
Cochrane, Alberta**

MLS # A2258128



\$469,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,152 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: None

Move-In Ready … Introducing the Beautiful Troon Model by Douglas Homes Master Builder — This 1,158 sq. ft. townhome offers 3 bedrooms, 2.5 bathrooms, and a perfect balance of modern style and practical design. Ideal for families, first-time buyers, or anyone downsizing without compromise. Step inside and you’re welcomed by an open-concept main floor with 9’ ceilings, oversized windows, and natural light that creates a warm, inviting space. Engineered hardwood runs throughout the main level, adding a touch of everyday luxury. The kitchen is the heart of the home, featuring premium stainless steel appliances, sleek quartz countertops, and ample cabinetry — perfect for daily living or entertaining. A cozy dining nook and spacious great room flow seamlessly together, making gatherings effortless. Upstairs, the primary suite offers a private retreat with a walk-in closet and a well-appointed ensuite. Two additional bedrooms are ideal for kids, guests, or a home office, sharing a full bathroom. Practical features elevate the lifestyle: no condo fees, a rear garage, treated wood deck, front concrete pad, and fully landscaped front and rear yards — all designed for low-maintenance living. 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 | Built-in Desk | This home is move-in ready and offers an affordable, modern lifestyle in the desirable Sunset Ridge community — close to parks, pathways, schools, and a future community centre.