



GRASSROOTS
REALTY GROUP

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**136 Sundown
Cochrane, Alberta**

MLS # A2260155



\$495,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,125 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Other, Private, Rectangular Lot, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Washer/Dryer Stacked (2), Refrigerator (2)

Rare opportunity in Cochrane! This spacious 4-bedroom, 3.5-bath home with NO CONDO FEES and a PERMITTED MOTHER-IN-LAW SUITE offers exceptional flexibility for today's families! With over 2,100 sq. ft. of living space, this home is larger than most townhomes and is located in a family-friendly community just steps from schools, playgrounds, and walking paths!! The lower level suite includes its own kitchenette, laundry, family room, bedroom, and bathroom, ideal for multi-generational living, a private office, or comfortable guest accommodations! Upstairs, the main floor's open-concept design is filled with natural light and features a private balcony, perfect for relaxing or entertaining. The upper level provides three generously sized bedrooms, including a primary retreat with mountain views on a clear day!! Enjoy the convenience of a single attached garage for those cold winter days, plus parking for two more vehicles on the driveway and plenty of street parking for visitors!! Homes like this don't come up often, versatile, spacious, and in a prime location. Don't miss your chance to make this rare Cochrane property yours!