



GRASSROOTS
REALTY GROUP

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5 Sundown Close Cochrane, Alberta

MLS # A2260833



\$670,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

**** OPEN HOUSE: Sunday, October 19th 12-1:00pm **** Fall in love with this stunning 3-bedroom, 2.5-bath detached home, perfectly positioned on a premium corner lot in the heart of Sunset. Just steps from a local K school, parks, and everyday conveniences, this home offers the ideal blend of style, space, and location. With 1,978 sq ft of thoughtfully designed living space, natural light pours through soaring windows, enhanced by custom Lutron shades for effortless control and a polished finish throughout. The chef-inspired kitchen seamlessly connects to an open-concept living and dining area, complete with a sleek electric fireplace—perfect for cozy nights in or entertaining guests. A main-floor flex space with stylish double doors offers the versatility you need for a home office, hobby room, or quiet retreat. Upstairs, the expansive primary suite is a true sanctuary, featuring two walk-in closets and a private en-suite bath. A generous bonus room adds even more flexibility—ideal as a playroom, media space, or creative studio. Step outside to your covered back deck, built for year-round enjoyment. The unfinished basement offers incredible potential, along with ample storage space—also found throughout the garage. Plus, an A/C unit that ensures year-round comfort. This home truly has it all—modern features, flexible spaces, and an unbeatable location in one of Sunset’s most sought-after neighborhoods. Don’t miss your chance to make it yours!