

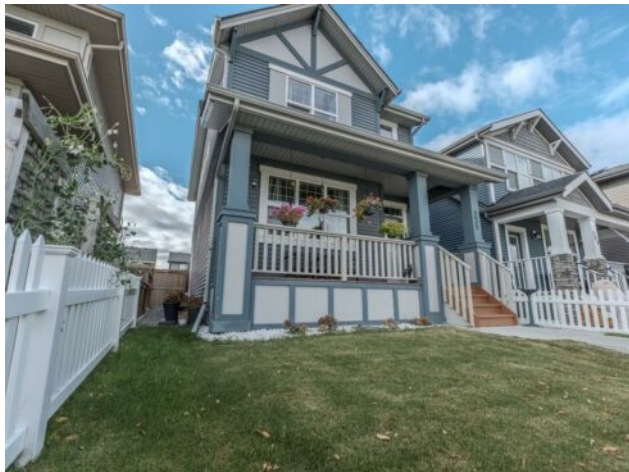


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**239 Sundown Road
Cochrane, Alberta**

MLS # A2262360



\$590,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Projector screen, projector		

Welcome to this beautifully maintained 2-story home offering over 2,100 sq ft of living space in Cochrane's award-winning Sunset Ridge community. Featuring 4 bedrooms and 3.5 bathrooms, this home is designed for comfort, style, and family living. The open-concept main floor is filled with natural light from large east-facing windows. The gallery-style kitchen is equipped with upgraded stainless steel appliances (including a new refrigerator), quartz countertops, a center island, and beautiful cabinetry—perfect for daily living and entertaining. The spacious living room and dedicated dining area provide ample space for gatherings. Upstairs, the primary suite is a true retreat with a walk-in closet and 3-piece ensuite. Two additional bedrooms, a 4-piece bath, and a convenient laundry area with a 2-in-1 washer-dryer combo complete the upper level. The fully finished basement features luxury vinyl plank flooring, a rec area with a built-in home theatre with projector screen and machine, a separate gym space, a fourth bedroom, and a custom-tiled bathroom—ideal for guests, teens, or a home office. Enjoy central air conditioning, a Culligan water filter system, and permanent exterior lights. Outdoor living is enhanced by an extended deck, professionally landscaped low-maintenance yard with a fire pit, and a full-length front porch. The double detached garage with back alley access offers ample parking and storage. Located on a quiet road, this home is within walking distance to RancheView School, trails, parks, shopping, and amenities, with quick access to Calgary.