374 Sundown Road
Cochrane, Alberta

MLS # A2265335

$599,500

Division:	Sunset Ridge
Type:	Residential/House
Style:	2 Storey

Size:	1,457 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Double Garage Detached, Insulated
Lot Size:	0.08 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Views

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic 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 Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	TV Wall Mounts

OPEN HOUSEs Saturday Jan. 10 (12-2pm) & Sunday Jan. 11 (12-2p)......Family-ready home in Sunset Ridge with IMMEDIATE POSSESSION. This beautifully upgraded Sunset Ridge home offers numerous improvements throughout, including quartz countertops, an updated kitchen with 3+1 bedrooms and a partially finished basement awaiting your choice of flooring. With over 1,900 square feet of developed living space, landscaped grounds, fencing, and a double detached garage, this property meets a variety of family or personal needs. On entry, you are greeted by an open floor plan enhanced by ample natural sunlight that illuminates the living, dining, and kitchen areas. The kitchen is thoughtfully designed to accommodate any household. Upstairs features two bedrooms, a laundry room, and a spacious primary suite complete with a four-piece ensuite and a walk-in closet with a private window. The lower level provides a large family room ideal for entertainment, an additional bedroom, generous storage, and a roughed-in bathroom. The final finishes needed on the lower level include flooring and bath fixtures. The exterior boasts fenced front and back yards, a double detached garage, and ample yard space suited to both young families and empty nesters seeking room to entertain. Please contact us today to arrange a viewing.