



**GRASSROOTS**  
REALTY GROUP

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**334 Sundown Road  
Cochrane, Alberta**

**MLS # A2265343**



**\$479,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** None

Excellent Value in Sunset Ridge || Introducing the Inverness by Douglas Homes Master Builder &mdash; a beautifully designed west-facing townhouse offering 3 bedrooms, 2.5 bathrooms, a full basement, and a rear detached garage. With no condo fees and complete front-and-back landscaping, this home blends modern comfort with practical, low-maintenance living. Step inside and you're welcomed by an open, airy main floor with 9-foot ceilings and abundant natural light. The layout creates a comfortable flow from the living room to the dining nook, leading into an L-shaped kitchen with a window overlooking the east-facing backyard &mdash; a thoughtful touch that adds both light and function. Premium finishes include engineered hardwood floors, quartz countertops, and stainless-steel appliances. Upstairs, the spacious primary suite features a walk-in closet and private ensuite, with two additional bedrooms and a convenient upper-floor laundry. Outside, you'll find a treated wood deck, front concrete pad, and a fully landscaped, fenced yard ready to enjoy. All this in a sought-after community close to schools, pathways, and mountain views &mdash; move-in ready in around 90 days. Key Highlights | Townhouse | No Condo Fees | Rear Garage | Full Landscaping (Front & Back) | 9' Ceilings | Quartz Counters | Engineered Hardwood on Main | Upper Floor Laundry | Treated Wood Deck | Front Concrete Pad. \*\*\* Please note: Landscaping and yard completion are seasonal items and subject to weather conditions.