



GRASSROOTS
REALTY GROUP

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**334 Sundown Road
Cochrane, Alberta**

MLS # A2265343



\$479,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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 — 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 — 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.