



GRASSROOTS
REALTY GROUP

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

**140 Sundown Road
Cochrane, Alberta**

MLS # A2268215



\$479,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,344 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

NO CONDO FEES | ATTACHED GARAGE | 4 BEDROOM TOWNHOME - Welcome Home! To your new west-facing townhouse featuring 4 bedrooms, 2.5 bathrooms, and 1,325 sq ft of expertly designed living space nestled in the sought-after community of Sunset Ridge. Offering modern living at its finest, this property is thoughtfully equipped with Central A/C, a single attached garage with 220v power, and an extended driveway that accommodates two additional vehicles. This townhouse boasts both elegance and functionality. Located within a master-planned neighbourhood, it offers unparalleled access to top-tier amenities, including Schools, scenic ravines, parks, and playgrounds—all just a short walk away. Step inside to notice the open-concept layout, soaring ceilings, and an abundance of natural light pouring in through large windows that illuminate the spacious living and kitchen areas. Rich laminate floors seamlessly flow throughout the main level, while the generously sized living room offers ample space for relaxation and entertainment. A stunning dining feature wall sets the tone for formal meals or casual gatherings. The kitchen boasts plenty of counter space, storage, and an impressive pantry, perfect for both everyday meals and hosting guests. The sleek design includes Shaker-style cabinetry, quartz countertops, a brick-patterned backsplash, and a large kitchen island—ideal for meal prep or casual dining. Pendant lighting and modern finishes complete the chic aesthetic. Step outside to your private balcony, featuring a convenient gas line for effortless BBQs and outdoor enjoyment. The home is ideally situated within walking distance of Rancheview School (K-9), the ravine, parks, and playgrounds. Don't miss out on this fantastic opportunity to own a beautiful home in one of Cochrane's most sought-after communities.

Schedule your showing today!