

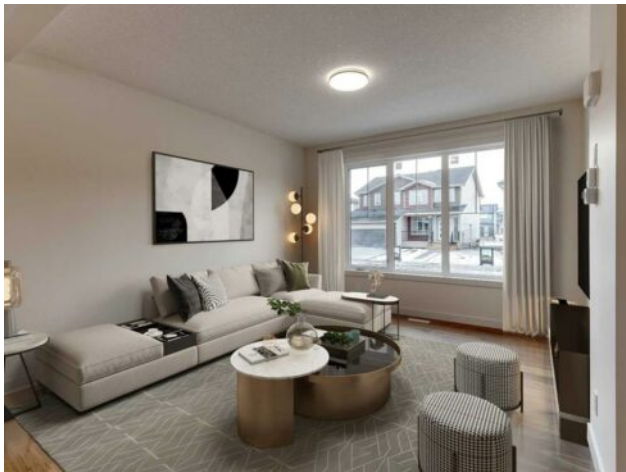


GRASSROOTS
REALTY GROUP

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

16 Sundown Place
Cochrane, Alberta

MLS # A2269276



\$509,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,510 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: none

Excellent value in Sunset Ridge ... Introducing the Edinburgh by Douglas Homes Master Builder ... a stylish three-storey townhouse offering 3 bedrooms, 2.5 bathrooms, and a double-attached garage, all with no condo fees. Thoughtfully designed for comfort and convenience, this home features a ground-level flex room that's perfect for a home office, gym, or hobby space. The open-concept main floor showcases 9' ceilings, engineered hardwood throughout, and a bright living area anchored by an electric fireplace. The modern kitchen is finished with quartz countertops, stainless-steel appliances, and a central island that's ideal for casual dining and entertaining. Upstairs, you'll find three bedrooms including a spacious primary suite with walk-in closet and private ensuite, along with the convenience of upper-floor laundry. Completing the home are a raised treated-wood deck, full front landscaping, and a concrete patio ready to enjoy from the moment you move in. Located in the family-friendly community of Sunset Ridge, you're close to RancheView School, parks, and pathways with easy access to Calgary and the mountains. Quick possession available. Key Highlights | Three-Storey Townhouse | No Condo Fees | Double-Attached Garage | Ground-Level Flex Room | Full Landscaping | 9' Ceilings | Quartz Countertops | Engineered Hardwood on Main | Upper-Floor Laundry | Electric Fireplace | Treated Wood Deck | Concrete Patio Please note: Landscaping and yard completion are seasonal items and subject to weather conditions.