



GRASSROOTS
REALTY GROUP

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**165 Sundown Road
Cochrane, Alberta**

MLS # A2273372



\$494,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,683 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Driveway, Garage Faces Rear, Insulated, Triple Garage Attac | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Private | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | TV Wall Mounts | | |

**** NO CONDO FEES.** Welcome home to this beautifully finished home that combines modern design with everyday functionality. The entry level opens with a welcoming foyer that leads into the oversized attached triple tandem garage, fully insulated and offering room for three vehicles, with the flexibility of converting the extra stall into an office or flex space. The main floor is bright and open, featuring a spacious kitchen with a large island, quartz countertops and stainless steel appliances, seamlessly connected to a generous dining area and a family room complete with mantle and an electric fireplace. From here, a door leads directly onto a large deck with a gas line for your barbecue, perfect for entertaining or enjoying summer evenings. Upstairs you will find the private primary suite with walk-in closet and ensuite, along with 2 additional bedrooms, a full bathroom and a conveniently located laundry room. With central air conditioning and loads of windows throughout, this home is filled with natural light and offers a comfortable atmosphere on every level. Set in the desirable community of Sunset Ridge, this property is close to schools, parks, pathways and amenities, with quick access into Calgary or the mountains, making it a fantastic opportunity to own a bright, move-in ready home in a great location.