



GRASSROOTS
REALTY GROUP

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

**338 Sundown Road
Cochrane, Alberta**

MLS # A2276453



\$469,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,280 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, Rectangular Lot		

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

Inclusions: None

Introducing the Dundee Model floor plan by Douglas Homes Master Builder — a beautifully designed west-facing townhouse offering 3 bedrooms, 2.5 bathrooms, a full basement, and a double-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 greeted by an airy, open-concept main floor with 9-foot ceilings, oversized windows, and abundant natural light. The engineered hardwood floors create a warm, refined feel throughout the great room and dining nook — perfect for everyday living or relaxed entertaining. The contemporary kitchen is the heart of the home, showcasing quartz countertops, premium stainless-steel appliances, and generous cabinetry for storage and style in equal measure… Upstairs, the spacious primary suite includes a walk-in closet and a private ensuite. Two additional bedrooms share a full bathroom — ideal for children, guests, or a home office — plus the convenience of an upper-floor laundry area… Thoughtful features complete the picture: treated wood deck, front concrete pad, and a fenced backyard — all designed for comfort, durability, and ease of care… Located in the sought-after community of Sunset Ridge, you’re close to scenic pathways, playgrounds, RancheView School, and the future community centre — with both Calgary and the Rockies within easy reach… Key Highlights…| Townhouse • No Condo Fees • Rear Garage • Front Concrete Pad • 9' Main Floor Ceiling • Engineered Hardwood on Main • Quartz Countertops • Treated Wood Deck • Full Landscaping (Front & Back) • Upper Floor Laundry • Built-in Desk Niche | … Move-in ready and affordably

elegant — the Dundee offers a smart, stylish way to call Sunset Ridge home... (Pictures from our beautiful Dundee Model Showhome. This listing has a slightly different interior finishing package than as shown in the pictures presented here. Attention fellow agents: Please read the private remarks.)