



**36 Sundown Common
Cochrane, Alberta**

MLS # A2278817



\$659,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,933 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Murphy Bed in Basement Bedroom		

Welcome to this beautiful two storey home located in the desirable community of Sunset Ridge. This fully finished detached home offers over 2500sq ft of developed living space, featuring four bedrooms and three and a half bathrooms, perfect for families of all sizes. A bright, open-concept main floor showcases hardwood flooring and expansive windows that fill the space with natural light. The well appointed kitchen boasts dark maple cabinetry, gas cooktop, quartz countertops, stainless steel appliances with built-in microwave and oven, and a spacious walk-in pantry. The adjacent dining area opens to sliding patio doors leading outside to the fully landscaped, south-facing backyard, complete with a two-tiered deck; ideal for entertaining, relaxing, or enjoying sunny afternoons. An inviting living room features an electric fireplace framed by a stone surround, adding warmth and character to the space. Completing the main level is a convenient two-piece bathroom and direct access to the double attached garage. Upstairs, enjoy a spacious bonus room with vaulted ceilings, perfect for movie nights or family game nights. The primary suite is a true retreat, offering a luxurious five-piece ensuite with soaker tub, separate shower, double vanity, and a generous walk-in closet. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this level. The fully developed basement adds even more living space, featuring a recreation area, wet bar, three-piece bathroom, and an additional bedroom with a murphy bed; ideal for guests or a home office. Designed with sustainability in mind, this home is solar-ready for future energy efficiency and cost savings. Located just a short walk to the K–8 school and steps from parks and scenic pathways. Everyday conveniences, including a gas station, pub, and corner store, are close by, while quick access

to Calgary and the Rocky Mountains adds to the appeal. Offering the perfect blend of comfort, style, and convenience, this is a fantastic opportunity in one of Cochrane's most sought-after communities. Don't miss out on this exceptional home!