



**GRASSROOTS**  
REALTY GROUP

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## 3 Sundown Manor Cochrane, Alberta

**MLS # A2278920**



**\$559,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Insulation in garage, TV Mounts in bedroom and living room, solar lights in front of 3 white privacy panels.

**\*\* OPEN HOUSE SATURDAY, 17 JANUARY FROM 12-3PM\*\*** Welcome to this beautiful corner-lot duplex located in the family friendly community of Sunset Ridge. From the moment you arrive, you're welcomed by a large covered front deck, the perfect spot to enjoy your morning coffee while soaking up the sunrise. Inside, the main level boasts 9 foot ceilings and showcases stylish engineered hardwood flooring while being filled with natural light from expansive windows. The inviting living room offers a cozy space to gather with family for movie nights, elegantly complemented by a modern electric fireplace to set the mood. The open-concept kitchen is both functional and stylish, featuring upgraded stainless steel appliances including a microwave hood fan, two-tone shaker-style cabinetry, quartz countertops, a large island with room for five seats, and a seamless flow ideal for entertaining. Upstairs, the spacious primary bedroom offers stunning mountain views and a well-appointed 4-piece ensuite with double vanities and quartz countertops which leads you to your walk in closet. Two additional bedrooms, a full bathroom, and convenient upper-level laundry complete the second floor. The basement comes with 9 foot ceilings and a bathroom rough in making it ready for the creative minds of its next owners. The attention to detail continues outdoors where the current owners spared no expense! The lot is fully landscaped with a zero-maintenance yard that truly stands out amongst the competition. The entire lot is finished with artificial turf, rubber mulch, custom cement curbing, and rubber patio stones leading to the double detached garage. The back yard is completed with an oversized, permitted vinyl deck that is perfect for entertaining, while its glass panel railing ensures uninterrupted views of the always-green backyard and the kids playing amongst it.

Encircling the backyard is vinyl fencing, reinforcing the home's thoughtfully designed, low-maintenance lifestyle. Additional features include Gemstone lighting, additional parking next to the garage, and air conditioning for year-round comfort. This exceptional home combines thoughtful interior design with extensive exterior upgrades. Don't miss your opportunity to experience this beautiful property and envision it as your next home.