



**GRASSROOTS**  
REALTY GROUP

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**40 Sundown Avenue  
Cochrane, Alberta**

**MLS # A2278921**



**\$629,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** None

Welcome to this exceptional 2020-built two-storey home in the sought-after community of Sunset Ridge, Cochrane, where modern design meets everyday functionality. Immaculately maintained and thoughtfully upgraded, this home truly looks and feels brand new, offering a turnkey opportunity for today's most meticulous buyer. From the moment you step inside, you'll notice the abundance of natural light pouring through the oversized windows, creating a bright, airy, and welcoming atmosphere throughout the open-concept main floor. The layout is ideal for both daily living and entertaining, seamlessly connecting the living, dining, and kitchen spaces. The stylish kitchen is finished with quartz countertops throughout, modern cabinetry, and ample workspace, making it as practical as it is beautiful. The home has been carefully maintained, with the second level featuring new vinyl flooring, adding durability and a fresh, modern feel. Upstairs, the home continues to impress with well-proportioned bedrooms and a functional layout designed for comfort and flexibility. Every detail has been carefully maintained, reinforcing the home's near-new condition. Step outside to enjoy your private outdoor space, featuring a large, fully fenced backyard with mature trees that provide both privacy and a natural backdrop. The glassed-in deck with privacy glass allows for extended seasonal use, while composite deck boards ensure long-lasting, low-maintenance enjoyment. A BBQ gas line is already in place, making outdoor entertaining easy and convenient. Perfectly located close to schools, parks, playgrounds, and extensive pathway systems, this home is ideal for families, professionals, and anyone looking to enjoy the best of Cochrane living. Sunset Ridge is known for its strong community feel, scenic surroundings, and excellent access to amenities. A modern

home without the wait of new construction, in a prime location &mdash; this is one you won&rsquo;t want to miss.