



**GRASSROOTS**  
REALTY GROUP

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**325 Sundown View  
Cochrane, Alberta**

**MLS # A2283030**



**\$775,000**

|                  |                                                                    |               |                  |
|------------------|--------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Sunset Ridge                                                       |               |                  |
| <b>Type:</b>     | Residential/House                                                  |               |                  |
| <b>Style:</b>    | 2 Storey                                                           |               |                  |
| <b>Size:</b>     | 2,176 sq.ft.                                                       | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 5                                                                  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                             |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                          |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot |               |                  |

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Composite Siding, Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** N/A

Immaculate and truly move in ready, this beautifully maintained home offers a desirable south facing backyard and is perfectly situated in the sought after community of Sunset Ridge. With 2,176 sq. ft. of thoughtfully designed living space, this modern 5 bedroom, 3.5 bathroom residence has clearly been lovingly cared for and enjoyed as a long term family home. From the moment you enter, you will appreciate the pride of ownership and attention to detail throughout. The main level features 9 foot ceilings and stylish luxury vinyl plank flooring, creating a bright and welcoming atmosphere. A spacious foyer sets the tone and leads to a dedicated home office, ideal for working from home, studying, or managing a busy household. The open concept layout is filled with natural light from expansive windows and flows seamlessly into the elegant living room, anchored by a cozy natural gas fireplace that makes this space perfect for everyday living and family gatherings. At the heart of the home is the sleek, gourmet kitchen, designed with both function and style in mind. It features stainless steel appliances, a corner pantry, grey quartz countertops, a large center island for casual meals or homework time, and modern full height white cabinetry offering ample storage. The adjacent dining area opens onto the south facing deck and patio, providing a private outdoor extension of the living space that is ideal for entertaining, playtime, or simply unwinding. The covered sunroom adds a versatile, sheltered area that can be enjoyed throughout the year. Upstairs, you will find four generously sized bedrooms, a full 4 piece bathroom, and a centrally located bonus or media room that works perfectly as a family lounge, playroom, or movie space. The primary retreat is a true escape, complete with a spacious walk in closet and a luxurious 5 piece ensuite featuring a soaker tub and

separate stand up shower. The fully finished lower level, completed by the developer, adds exceptional flexibility with a large and bright great or media room, a convenient kitchenette, a fifth bedroom, and a 5 piece bathroom, making it ideal for guests, teens, or extended family. Every level of this home reflects thoughtful planning and long term enjoyment. Located close to schools, parks, playgrounds, and all essential amenities, this is a home where families can truly settle in and grow. Well cared for, beautifully presented, and ready for its next chapter, this exceptional property is a must see. Book your private showing today, you will not be disappointed.