



GRASSROOTS
REALTY GROUP

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**221 Sundown Road
Cochrane, Alberta**

MLS # A2283831



\$515,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,581 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Tandem		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Treed		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: 14-26-4-W5

Zoning: R-MD

Utilities: -

Inclusions: N/A

Welcome to this bright and spacious end-unit townhome located in the desirable community of Sunset Ridge. Enjoy the added privacy of an end unit, abundant natural light, and a rare 3 car tandem garage perfect for vehicles, storage, or a home gym. The open concept main living area features stainless steel appliances, and a functional layout ideal for both everyday living and entertaining. Step outside to your fully fenced yard, with mature trees creating a perfect retreat for relaxing, gardening or hosting guests. Ideally situated within walking distance to schools, playgrounds and nearby shops, this home offers exceptional convenience for families, professionals and investors alike. There are No condo fees!