



**33 Sundown Grove
Cochrane, Alberta**

MLS # A2286843



\$749,800

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Beautifully maintained & upgraded home on a choice, south exposure lot. The "Reunite" is one of Jayman's most popular plans offering 9' ceilings & an open plan that allows for an abundance of natural light from dawn to dusk. Spacious formal entry with 2 steps up to the comfortable great room highlighted with a brick faced fireplace with a wooden mantle. The adjoining full size dining area & gorgeous kitchen make this a wonderful space for large family gatherings & entertaining. Premium granite upgraded pull-out drawers, newer Bosch dishwasher & the oversized table-top peninsula has room for 4 stools - great for serving buffet style meals. The south exposure features a large picture window overlooking the backyard. Garden door to a spacious 12'x10' deck with a newer remote-controlled awning - perfect for BBQs & summer dinners. A convenient computer station, private 1/2 bath and direct access to the fully finished double garage (drywall, insulation, heat & epoxy floor) complete the main floor. The upper level offers a spacious bonus room, 4-piece bathroom, 3 bedrooms including a large primary suite with 5-piece spa-inspired ensuite, dual basins & a deep soaker tub. The convenient laundry room has been beautifully upgraded with upper cabinets, a folding table & storage closet. Many upgrades throughout the home including maple hardwood flooring on the main, LVP flooring up, lighting & plumbing fixtures. The lower level was professionally designed & finished with all required permits. The design of the large rec room allows for easy addition of a wall & door to create an optional 4th bedroom. Fully tiled 5' step-in shower, quartz vanity countertop & electric heated flooring in the 3-piece bath. Custom wet bar, sink & refreshment fridge & room for a full-size fridge or stand-up freezer as well. Oversized storage closet

with removable shelving. Large storage & mechanical room with a wash basin for crafts/hobbies. The back yard is a true oasis! Beautifully manicured & mature landscaping. A separate garden deck & a private retreat deck with portable firepit. Spacious 110' fully enclosed area under the deck is great for seasonal furniture & storage. Enjoy the additional front & back LED lighting all year long. Over \$100,000 in additional upgrades & lower-level development in the last 10 years. Wonderful curb appeal with Hardy board siding & stone front trim. Great location, one block to K-8 public school & close to walking paths & parks. Minutes to Cochrane's popular Spray Lake Rec Centre, only 20 minutes to the Tuscany LRT or 35 minutes to YYC airport. Enjoy the views of the majestic Rocky Mountains every day on your drive home and on your weekend drives west into K-Country. Pick your possession date, move right in and enjoy! Great home! Great value!