



**96 Sundown Terrace
Cochrane, Alberta**

MLS # A2292867



\$539,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,655 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Oversized, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: Alarm equipment (as is, no contract)

OPEN HOUSE - SATURDAY, MARCH 21st, 1-3pm. Welcome to 96 Sundown Terrace in the sought-after Sunset Ridge community of Cochrane! This move-in-ready, 2016 built, 2 Storey Semi-Detached home is priced at just \$539,900 and delivers outstanding value with 1,655 sqft above grade on a 2,691 sqft lot, featuring 3 bedrooms, 3 full bathrooms plus 1 half bath. Step inside to REAL HARDWOOD FLOORING in the living room, dining room, kitchen and hallway – warm, durable, and timeless. The FUNCTIONAL KITCHEN WITH QUARTZ COUNTERS makes meal prep effortless while the open design floods the main level with NATURAL LIGHT. Upstairs, the PRIMARY BEDROOM has walk-through closet to the SPACIOUS 3 PIECE ENSUITE, and the CENTRAL BONUS ROOM SPACE upstairs creates perfect separation and privacy between the primary and the other two bedrooms. The DEVELOPED BASEMENT with open recreation room, 3 piece bathroom and storage/utility space with built-in shelves adds versatile living space for a home office, play area, or guest suite. Outside, enjoy the SUNNY SOUTH BACK YARD with LARGE DECK AND PLENTY OF YARD LEFT FOR PLAY – ideal for BBQs, kids, and pets. The OVERSIZED SINGLE ATTACHED GARAGE (interior 13' x 23'6") easily fits your vehicle with tons of storage left over. Steps from Ranchview School, around the corner from a playground, and with direct access to ridge pathways that lead straight to the Cochrane Rancho trails – this is family-friendly living at its finest. Excellent space and value for the price in a welcoming community that just feels right. Whether you're a first-time buyer, growing family, or downsizer looking for low-maintenance living with room to live, this home delivers.