



**316 Sundown View
Cochrane, Alberta**

MLS # A2294661



\$699,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Security Cameras, Water softener, Door bell camera, Digital Thermostat, TV wall mounts, Wall mounted shelves, Tire Racks, Garage shelving, Utility room shelving, Kids Play set, Pergola with custom shades on West side and top

Welcome to this beautifully maintained two-storey home offering over 2,800 sq ft of thoughtfully designed living space in a quiet, family-friendly area of Cochrane. With a functional layout, modern finishes, and a fully developed basement, this home perfectly blends comfort and everyday practicality. Step inside to a bright and inviting main floor featuring large windows that fill the space with natural light and durable flooring throughout. The open-concept design seamlessly connects the living, dining, and kitchen areas—ideal for both entertaining and daily living. The kitchen is well-appointed with stainless steel appliances, a central island, a corner pantry, and plenty of cabinetry, creating a space that is both stylish and highly functional. The dining area is enhanced by beautiful built-in cabinetry, adding character and valuable storage. Upstairs, you’ll find a spacious and sun-filled bonus room—perfect for a family lounge, playroom, or home office. The upper level also offers three generously sized bedrooms, including a comfortable primary retreat complete with a walk-in closet and private ensuite. Convenient upper-floor laundry adds to the thoughtful layout. The fully finished basement extends your living space with a large family/recreation room, an additional bedroom, and a full bathroom—ideal for guests, teens, or extended family. Step outside to enjoy the private, fully fenced backyard featuring a large deck with a pergola and custom shades on both the top and west side—ideal for summer BBQs and outdoor entertaining. Additional highlights include a double attached garage, quiet street location, and close proximity to parks, schools, and scenic walking paths. This is a fantastic opportunity to own a well-cared-for home in one of Cochrane’s most desirable family-oriented communities.