



**204 Sundown Road
Cochrane, Alberta**

MLS # A2301329



\$519,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,782 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	None	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: INCLUDED: Kitchen Refrigerator sold AS IS, Alarm System Components (no contract), Window Coverings- All Blinds, Rods & Curtains* (*Seller will remove the current Curtains in Primary Bedroom & both Upper Bedrooms, but will replace them with the Curtains provided from Showhome prior to Possession), Built-In Speakers, Attached Garage Shelving & Wall Hooks

FORMER SHOWHOME // EXTENSIVE, PREMIUM UPGRADES // FULLY DEVELOPED // 4 BEDROOMS // 3.5 BATHROOMS // DOUBLE, ATTACHED GARAGE // AIR CONDITIONING // NO CONDO FEES // **OPEN HOUSES: SAT APRIL 18 & SUN APRIL 19 1:00-4:00PM!** Welcome to 204 Sundown Road! An impressive former Showhome thoughtfully designed and loaded with Premium Upgrades! Walk up to the Sunny, West facing Front Patio, which is fenced and beautifully landscaped - the perfect spot for relaxing in the afternoon & evening sun. Inside, the Front Entry is welcoming and provides access to a versatile fourth Bedroom - ideal for Guests, a second Home Office, and/or a Hobby Space. A Full Bathroom, Storage Room, Utility Closet, and direct access to the Double Attached Garage completes this Main Level. Upstairs, the Second Level showcases 'Ceilings, rich hardwood flooring, and expansive windows that fill the space with natural light. Designed with everyday living and entertaining in mind, the Open Floor Plan offers a warm and inviting Living Room with a cozy Fireplace and access to the Upper Deck, perfect for outdoor dining (gas line for BBQ included) and stargazing at night. The Kitchen is both stylish and functional, featuring white cabinetry, a large Centre Island, Quartz Counters with Undermount Sink, Stainless Steel Appliances to include French Door Refrigerator, Gas Stove & Built-in Microwave, and a separate Pantry for food & smaller appliance storage. The adjacent Dining Area easily accommodates a full sized Dining Table and is enhanced with Custom Built-In Cabinetry—ideal for an At Home Office or Workspace, Serving Area or additional Storage. A convenient Powder Room completes this level. The Upper, Third Level offers a spacious, private Primary Retreat with Walk-In Closet and 4-Piece Ensuite.

Bedrooms #2 & #3, another 4-Piece Bath, and Upper Laundry provide comfort and convenience for the whole family. Additional highlights include: Central Air Conditioning, Quartz Counters in Upper Bathrooms, Built-In Audio Speakers, Paved Back Lane access with Private Driveway, and stylish Window Coverings including blinds, rods, and designer curtains. Located in the highly desirable Community of Sunset Ridge, this home is just steps from the Elementary School, Scenic Walking Paths, Ponds, and Playgrounds—making it an exceptional opportunity for families. A must see home - book a showing today!