



**320 Sundown View  
Cochrane, Alberta**

**MLS # A2302872**



**\$649,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,068 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Wall Shelf in Primary Ensuite Bathroom and in Bonus Room, Shelf above Dining Table, Front Entry Shoe Storage Unit, TV Wall-Mount System (Primary Bedroom).

Welcome to this beautifully maintained, move-in ready family home, ideally situated in a quiet location just steps from a playground in one of Cochrane's most sought-after neighbourhoods! With the convenience of K&ndash;Grade 8 at nearby Ranchview School, this is the perfect setting for growing families. Step inside to a warm and inviting main floor featuring rich wood-tone vinyl plank flooring and bright, modern finishes that create a calm and welcoming atmosphere. The stunning kitchen is the heart of the home, showcasing upgraded appliances including a gas stove and ceiling hood fan, quartz countertops, and a large island&mdash;perfect for gathering, entertaining, and everyday meal preparation. A spacious walkthrough pantry connects seamlessly to the mudroom, complete with built-in lockers to keep the family organized, along with convenient access to the main floor powder room and the garage, which has been insulated, drywalled, and finished with textured white walls. The open-concept living and dining areas provide a comfortable space for both daily living and hosting guests. Sliding glass doors lead to the spacious backyard and deck, complete with a gas line rough-in for your BBQ&mdash;perfect for summer entertaining while the kids play and you relax in the sunny outdoor space. Upstairs, a centrally located bonus room offers excellent flexibility and is currently set up as a children's play space but could easily function as a media room or additional family lounge. Just off the bonus room is a cozy office nook&mdash;an ideal tucked-away workspace. The primary suite offers a peaceful retreat, complete with a spacious walk-in closet and a beautifully finished five-piece ensuite featuring dual sinks, quartz countertops, a deep soaker tub, and a separate tiled shower&mdash;the perfect place to unwind at the end of the day. Two

additional bedrooms, each with their own walk-in closets, a full bathroom with quartz countertops, and a generously sized laundry room with extra storage complete the upper level. The unfinished lower level is ready for your future plans, already equipped with a bathroom rough-in and ample space for additional living areas. Located in a vibrant community known for its pathways, parks, schools, and central pond, you'll also enjoy convenient access to nearby amenities including restaurants, pharmacy services, and medical clinics. Families will especially appreciate that the nearby park serves as a convenient school bus stop—just a short stroll away for easy, stress-free mornings. An exceptional home offering comfort, function, and a quiet, family-friendly location—book your showing today!