



**236 Sundown Road
Cochrane, Alberta**

MLS # A2302992



\$619,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,609 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: pergola, ring doorbell, storage rack in garage, front porch swing, TV mount in basement, solar lights in back yard, Murphy Bed

Welcome to this exceptional former showhome in Sunset Ridge, perfectly positioned on a LARGE CORNER LOT and offering a rare combination of style, space, and functionality. Complete with a DOUBLE DETACHED GARAGE and RV PARKING with gated access, this property is ideal for those who need extra room for all their lifestyle needs. Inside, you'll find a bright and open concept main floor with an abundance of windows that fill the home with natural light. The inviting living area features a cozy GAS FIREPLACE and durable laminate flooring throughout. The spacious kitchen is a true highlight, showcasing QUARTZ countertops, stainless steel appliances, a gas range, and a large walk-in pantry, perfect for both everyday living and entertaining. You will also find a dedicated office nook enhanced with California Closets built ins, ideal for working from home and staying organized. Upstairs offers three well appointed bedrooms, a convenient laundry room. The primary suite is a relaxing retreat, complete with a luxurious 5-piece ensuite featuring quartz countertops and a large soaker tub. One of the upstairs bedrooms is equipped with a Murphy bed for added guest convenience. The fully finished basement adds even more living space, including a generous bedroom with a walk in closet and a modern 4 piece bathroom with quartz countertops, perfect for guests or extended family. Step outside to your beautifully designed backyard, featuring a new composite two-tiered deck with elegant wood PERGOLA, low maintenance TURF and plenty of space to relax or entertain. Additional upgrades include central air conditioning and TRIMLIGHT permanent exterior lighting for year round ambiance and convenience. The front and backyard are equipped with a sprinkler system for easy watering, and the beautiful front garden beds feature concrete edging

for low maintenance care. Located close to the Ranchview k-8 school and St. Timothy's High School. This move in ready home offers premium features inside and out, don't miss your opportunity to make it yours. Book your private showing today!