



**53 Sundown Grove
Cochrane, Alberta**

MLS # A2125973



\$985,000

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|------------------|---|---------------|------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,500 sq.ft. | Age: | 2015 (9 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Insulated | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P | | |

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|--------------------|---|-------------------|-------------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 26-59-12-W5 |
| Exterior: | Cement Fiber Board, Concrete, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | Curtains | | |

EVERYTHING YOU COULD EVER ASK FOR ALL IN ONE HOME! Welcome to your dream house in the beautiful community of Sunset Ridge, perfectly situated on a sprawling corner lot backing onto a serene pond with no neighbours behind. Enjoy unparalleled mountain, pond, and park views from the comfort of your home, creating a picturesque and tranquil setting. The fully fenced backyard offers a deck for outdoor entertaining, while a convenient walking path runs along the outside of the fence on one side of the house. Step inside to discover a meticulously designed interior featuring a gourmet kitchen equipped with quartz countertops, full-height cabinetry, and a walk-in pantry. The main floor boasts elegant engineered hardwood flooring and a cozy gas fireplace, perfect for those chilly evenings. This home is equipped with air conditioning to keep you comfortable year-round, and the triple pane windows, fitted with Hunter Douglas window coverings (some are automated), ensure energy efficiency and privacy. Upstairs, a versatile bonus room provides additional living space, ideal for a family room or play area. The upper level also houses a convenient laundry room and three generously sized bedrooms. The master suite is a luxurious retreat with an ensuite bathroom featuring double vanities, two walk-in closets, and a soothing soaker tub, offering a perfect place to unwind. The fully finished walkout basement extends the living space with a fourth bedroom, a bathroom complete with a tiled stand-up shower, an office for your work-from-home needs, and an extra living room that can serve as a media room or guest suite. This exceptional home in Sunset Ridge combines luxury, comfort, and functionality, all set against a backdrop of stunning natural beauty. Don't miss the chance to make this extraordinary property your own. Schedule a viewing today and

experience the lifestyle you've always dreamed of.