



**204 Sundown View  
Cochrane, Alberta**

**MLS # A2191038**



**\$569,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,487 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Deep Freeze

THREE BEDROOMS | ENSUITE | WHITE KITCHEN | ATTACHED GARAGE | BACKS ONTO TOWN EASTERN BOUNDRY | Welcome to this charming home in the family-friendly community of Sunset! As you enter the home, you're greeted by a spacious foyer with a closet for added convenience, along with a convenient half bath for guests. The spacious family room, with its open layout, seamlessly flows into a large designated dining area that overlooks the backyard and the tranquil farmers field beyond—perfect for both entertaining and cozy family time. The functional kitchen is a standout, featuring sleek white counters, a flush eating bar, pendant lighting, and stainless steel appliances, making cooking and meal prep a breeze. Upstairs, the primary suite offers a peaceful retreat with its own private 3-pc ensuite and a generously sized walk-in closet. Two additional bedrooms, 4pc bathroom and laundry room round out the main floor, while a centralized flex space offers versatile options for a bonus room or office space. The basement is roughed-in with 3-piece plumbing, providing ease of finishing for future development. The single attached garage adds practical storage and parking options. Outside, the backyard is designed for low-maintenance enjoyment, featuring a deck that overlooks the farmers field. It's the perfect spot for sipping your morning coffee while watching the sunrise, offering a serene and picturesque start to your day. This home is located within walking distance of Ranchview School. Sunset Ridge features an abundance of parks and pathways, an outdoor exercise circuit, and plenty of opportunities to watch wildlife around the pond. The neighbourhood has quick access to Highway 22, a convenience store gas station, restaurants, doctors office, pharmacy, and more! Schedule your showing today to see why Living in Cochrane in Loving where

you Live.