



**252 Sundown Road
Cochrane, Alberta**

MLS # A2195911



\$615,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,790 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

This stunning home in the much sought after community of Sunset Ridge boasts exceptional curb appeal, welcoming you with an inviting front porch—perfect for relaxing with a book or simply enjoying the surroundings. Inside, a bright office/flex room and a convenient powder room set the tone for this well-designed layout. The spacious great room seamlessly connects to a chef’s kitchen, featuring a walk-in pantry, stainless steel appliances, quartz countertops, and a large island—ideal for entertaining and family gatherings. Wide-plank laminate flooring adds warmth and elegance throughout the main level. Upstairs, the generous primary suite offers a luxurious ensuite with a double vanity and a walk-in closet. Two additional bedrooms, a four-piece bath, and a convenient laundry area complete the second floor. The lower level is partially finished, providing an excellent opportunity to personalize the space. Outside, the fenced and landscaped yard includes a newly built detached double garage. Freshly painted and lovingly maintained, this home is move-in ready. Don’t miss your chance—schedule a private showing with your trusted realtor today and secure your place in one of Canada’s fastest-growing communities.