

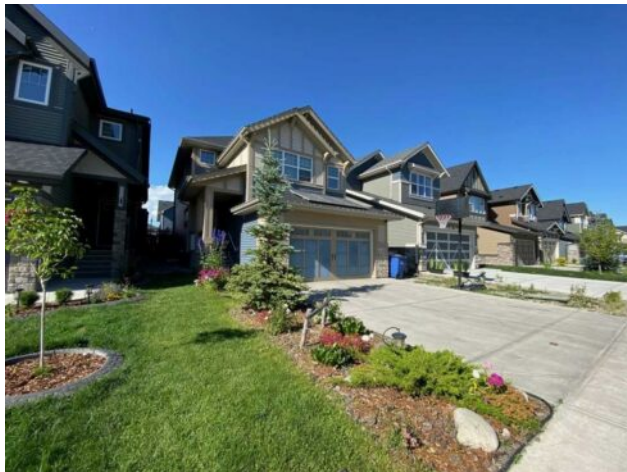


GRASSROOTS
REALTY GROUP

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67 Sundown Terrace
Cochrane, Alberta

MLS # A2196031



\$649,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: None

Welcome to 67 Sundown Terrace, Cochrane! This beautifully upgraded, energy-efficient family home is close to schools and surrounded by thoughtful landscaping, offering a perfect blend of modern living and natural charm. From cozy interiors to inviting outdoor spaces, this home is designed for your family's comfort, convenience, and enjoyment. Key features include solar panels, a surge protector, triple-pane windows, and a kitchen water filter, ensuring durability and energy efficiency. Inside, you'll find 3+1 bedrooms, including a vaulted-ceiling bonus room, 9-foot ceilings on the main floor and basement, and a finished basement with a private gym and entertainment space. Elegant interior upgrades include stone countertops, Delta faucets, an oversized soaking tub, and LED pot lights for a blend of luxury and practicality. Outside, relax on the 14x14 cedar deck, harvest from black and red currant bushes or your apple tree, grow your own produce in the greenhouse, and enjoy the garage, with epoxy flooring and roughed in for heating and with a security camera for peace of mind. Additional thoughtful features include a second-floor laundry room with a drain, extended shelving for custom pantry and entry closet storage, and extra outlets for added convenience. This smoke-free, pet-free home is the perfect place to create lasting memories with your family. Schedule your private tour today—your dream home awaits!