



GRASSROOTS
REALTY GROUP

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125 Sundown Grove Cochrane, Alberta

MLS # A2205494



\$825,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,580 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Solar	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, See Remarks	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s), Wired for Data

Inclusions: Garage gas heater, attached T.V & soundbar in Living Room, ring doorbell & attached ring camera, Grey shelving units attached to ceiling in garage, Grey California closet & bench in garage.

If you could own a home where your electricity bills are fully covered during the summer, would you seize the opportunity? For those in search of an energy-efficient home backing onto picturesque walking paths, 125 Sundown Grove in Cochrane is a must-see. This home comes with impressive upgrades, starting with fully operational solar panels that provide sustainable and cost-effective electricity. Enjoy the ease of Hunter Douglas Remote motorized blinds on the main level, eye-catching Gemstone lights, a central vacuum system, triple-pane windows, and a beautifully landscaped exterior with upgraded fencing and irrigation. Say goodbye to wire shelving and welcome over \$30K worth of custom California Closet built-ins, installed throughout the home—including the closets, garage, pantry, laundry room, and ensuite. The main level features a spacious office filled with natural light, elegant maple hardwood floors, a walk-through pantry, and a contemporary gas fireplace in the great room. The kitchen is designed with sleek quartz countertops, a Jenair gas cooktop, a built-in wall oven, a wine fridge, and stylish modern cabinetry. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite with a spa-like ensuite, complete with a soaking tub, a separate shower with modern tile, and double vanities. A bonus room on the upper level adds even more versatility to this amazing home. Make the most of the sunroom at the back of the house, offering views of your private backyard and the scenic walking paths that extend beyond. The heated, fully finished double garage is equipped with abundant cabinetry and features a durable epoxy-coated floor. Located just steps from Sunset Pond and Rancheview K-8 School, this home offers the perfect balance of comfort, style, and convenience.

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