



**GRASSROOTS**  
REALTY GROUP

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**304 Sundown View  
Cochrane, Alberta**

**MLS # A2207717**



**\$639,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,780 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, In Garage Electric Vehicle Ch		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Nestled on a quiet street with a park in the highly desirable Sunset Ridge community, this beautifully designed 3-bedroom, 3.5-bath home offers the perfect blend of modern finishings and everyday comforts you wish for in a home. With stylish details, and plenty of space for the whole family, it is truly a must-see! You will love the modern open concept kitchen, featuring granite countertops, stainless steel appliances, a large eat-in island, extra tall cabinets, and walk in pantry. The kitchen overlooks the inviting living room with a cozy gas fireplace. The dining area leads into a lovely covered deck and stone patio, creating an outdoor living room feel. The low-maintenance backyard includes a garden shed for extra storage and a number of trees, berry bushes, and a garden. Completing the main level is a convenient 2 piece bath and a double attached garage, which includes windows to let in daylight and an electric vehicle charging outlet. Upstairs you notice the beautiful engineered hardwood flooring and will be greeted by a large bonus room bathed in natural light, making it an ideal media lounge, playroom or office area. The primary suite is a relaxing retreat with a walk-in closet, dual vanities, a walk-in shower, and a large soaking tub. Completing this level are two additional bedrooms, full 4-piece bath, and convenient laundry room. The lower level is fully finished providing a spacious recreation area, wet bar, 3 piece bathroom and storage. This home is Certified Built Green, has central air conditioning, central vacuum, water softener, furnace UV air purifier, and is located close to parks, school, and walking trails. This home is fully finished, move-in ready, and in a fantastic location - book your showing today.