



GRASSROOTS
REALTY GROUP

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**302 Sundown Road
Cochrane, Alberta**

MLS # A2256036



\$479,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,334 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Builder's \$20,000 promotion has been applied to the list price! End Unit with South and West Exposures … The often asked for Beautiful Glasgow Model by Douglas Homes Master Builder... This bright and exceptional 1,334 sq. ft. townhome comes with 3 bedrooms and 2.5 bathrooms, offers the perfect blend of modern elegance and practical design—ideal for families, first-time buyers, or those looking to downsize without sacrificing quality… Upon entering, you'll be welcomed by a spacious open-concept main floor with soaring 9' ceilings and large windows that flood the home with natural light, creating a warm, inviting atmosphere. The main level is beautifully finished with engineered hardwood flooring that adds a touch of luxury throughout the space… The kitchen is a highlight, featuring premium builder's grade stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for daily cooking or entertaining… Adjacent to the kitchen is a bright and cozy dining nook, and a well-sized great room that flows seamlessly together for gatherings or family time. Upstairs, the generously sized primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed ensuite. Two additional bedrooms, perfect for children, guests, or a home office, share a full bathroom… This model offers sought-after features such as no condo fees, a rear garage, a treated wood deck, and fully landscaped front and rear yards, providing comfort and convenience in a low-maintenance package… With its elegant finishes and thoughtful design, the Glasgow Model is a great option for those making the leap from renting to owning, or anyone seeking an affordable yet high-quality home… Community Perks… For families, this location is a dream come true. Rancheview K-8 School is just a

few blocks away, and St. Timothy High School is a short drive south. The future community center and a third school, in the pipeline, will be within walking distance. Convenience and Adventure Await… Escape into the mountains, just 40-45 minutes away on the scenic route. The city of Calgary is a quick 30-minute drive, as is to your nearest Costco, while the airport is an easy 45-minute commute…

****Key Features:** | Townhouse | No Condo Fees | Rear Garage | Front Concrete Pad | 9' Main Floor Ceilings | Treated Wood Deck | Full Landscaping (Front & Back) | Quartz Countertops | Engineered Hardwood on Main Floor | Built-in Desk |