



**132 Sundown Way
Cochrane, Alberta**

MLS # A2303130



\$724,999

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Door Bell camera, Digital thermostat, TV Wall mounts, Trampoline and basement sectional (negotiable)

Welcome to this beautifully maintained and thoughtfully upgraded 2-storey home in one of Cochrane's sought-after family communities, offering over 2,700 sq ft of developed living space, an oversized heated garage, central air conditioning, and a fully finished basement. With timeless curb appeal, a west-facing front exposure, and a private fenced backyard, this home blends comfort, style, and functionality for everyday family living in a location that perfectly balances convenience and outdoor adventure. Step inside to a bright and inviting main floor where large windows fill the space with natural light. The open-concept layout is anchored by a stunning white kitchen featuring quartz-style counters, stainless steel appliances, a large central island, pantry, and plenty of cabinetry. Whether hosting friends or managing busy mornings, this kitchen was designed to be both beautiful and practical. The adjacent dining area opens onto the spacious 16' x 13' east-facing rear deck, the perfect place to enjoy your morning coffee while taking in the sunrise. A spacious living room, 2-piece powder room, and welcoming front entry complete the main level. Upstairs, you'll love the added flexibility of a central bonus/family room, ideal for movie nights, a kids' play area, or quiet workspace. The upper level also features convenient laundry, two generous secondary bedrooms, and a spacious primary retreat complete with a walk-in closet and a relaxing 4-piece ensuite with a deep soaker tub. The professionally finished basement adds even more room to grow with a large recreation room, fourth bedroom, and additional space for guests, hobbies, or a home gym. Outside, the private fenced backyard offers room to play, entertain, or unwind, while the oversized 16x22 heated garage with sub panel provides excellent storage, workspace potential, and year-round convenience. The

location is truly exceptional for families. Enjoy three nearby children's parks, walking distance to scenic pond pathways, Ranchview School, and close proximity to family-friendly hiking trails including Ranch House Trail. Commuters will appreciate being approximately 40 minutes to Calgary International Airport and downtown Calgary, while mountain lovers will love being only about an hour from Banff National Park. Set in a welcoming neighbourhood known for its amazing sense of community, this is the kind of home families can settle into and truly enjoy for years to come.