



GRASSROOTS
REALTY GROUP

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**24 Sundown Place
Cochrane, Alberta**

MLS # A2305188



\$529,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,525 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Excellent Value in Sunset Ridge… Introducing the Stirling Model by Douglas Homes Master Builder… This beautifully designed 3-storey end-unit townhouse offers approximately 1,525 sq. ft. of thoughtfully planned living space with 3 bedrooms, 2.5 bathrooms, a ground-level flex room, and a spacious double attached garage…all with NO Condo Fees…. Located in the desirable community of Sunset Ridge, this home blends modern comfort, functionality, and low-maintenance living for families, professionals, or buyers looking to right-size without compromise… Positioned with an east-facing front entrance and porch, this home welcomes the morning sun beautifully, while the south side exposure allows for additional natural light throughout the day…. The west-facing rear side provides warm afternoon and evening light, helping create a bright and inviting atmosphere across all levels of the home… The bright and open main floor features 9' ceilings, engineered hardwood flooring, and large windows that flood the space with natural light… The contemporary kitchen is beautifully appointed with quartz countertops, ample cabinetry, a central island, and a premium builder-grade stainless steel appliance package, flowing seamlessly into the dining nook and great room, making the space ideal for both daily living and entertaining... A stylish electric fireplace adds warmth and character to the main living area… Upstairs, the primary bedroom offers a comfortable retreat complete with a walk-in closet and private ensuite bathroom. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the upper level… The ground-level flex room provides excellent versatility for a home office, fitness area, hobby room, or additional guest space. Enjoy outdoor living with both a

raised treated wood deck and a ground-level concrete patio, while the full landscaping package adds everyday convenience… The end-unit placement enhances privacy and maximizes natural light exposure from multiple directions, giving the home an open and airy feel throughout… ** Key Features: || 3-Storey End Unit Townhouse | No Condo Fees | Double Attached Garage | Ground-Level Flex Room | East-Facing Front Porch | South Side Exposure | West Rear Exposure | 9' Main Floor Ceilings | Quartz Countertops | Engineered Hardwood on Main Floor | Electric Fireplace | Upper Floor Laundry | Raised Treated Wood Deck | Concrete Patio | Full Landscaping | 3 Bedrooms | 2.5 Bathrooms | Approx. 1,525 Sq. Ft. | Located in Sunset Ridge, Cochrane ||