



GRASSROOTS
REALTY GROUP

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205 Sundown Road
Cochrane, Alberta

MLS # A2305216



\$450,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,602 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to this standout freehold end-unit townhome in the sought-after community of Sunset Ridge—offering space, style, and no condo fees (yes, you read that right). This three-storey home features 3 bedrooms and 2.5 bathrooms, with a thoughtfully designed open-concept main floor that makes everyday living feel easy. The kitchen is finished with granite countertops and plenty of prep space, flowing seamlessly into the dining and living areas—perfect for hosting or keeping life connected. Upstairs, you’ll find well-appointed bedrooms including a spacious primary retreat, while the additional levels offer flexibility for a home office, gym, or extra hangout space. And then there’s the showstopper: the triple car garage—a rare find for a townhome and a total game changer for storage, parking, or your weekend projects. Located on the edge of Cochrane with quick access to Highway 22, you get the best of both worlds: a quieter, community-driven feel with walking paths, scenic trails, schools, shopping, and dining all close by. Low-maintenance living without the monthly fees—this is a smart move for buyers who want more freedom, more space, and more value.