



GRASSROOTS
REALTY GROUP

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140 Sundown Road
Cochrane, Alberta

MLS # A2306412



\$424,900

Division:	Sunset Ridge		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,538 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

You can feel it the moment you get to Cochrane… a little more space, a little more air, and a lifestyle that just moves at a better pace. Mornings on the Bow River pathways, quick escapes onto trails that take you straight into nature, and those subtle reminders that the mountains are never far away. This is where affordable home ownership starts to feel like a lifestyle upgrade. Step inside and the home opens up in all the right ways. The main floor flows effortlessly with an open concept layout that’s built for real life—whether that’s quiet mornings with coffee or a full house on the weekend. The kitchen is one of those spaces that instantly feels right. Dark rich cabinetry, quartz countertops, plenty of prep space, and pantry that actually holds everything you need. It’s clean, functional, and ready to handle anything from weeknight dinners to hosting friends. The living area gives you room to spread out without losing that connected feel, and the natural light pours in, pulling your eye toward those mountain views in the distance. It’s the kind of space that just feels good to be in. Upstairs, you’ll find three well-sized bedrooms, including a primary retreat with a walk-in closet and a full ensuite that gives you that little bit of separation at the end of the day. Laundry is right where you want it—upstairs—making the day-to-day just that much easier. The lower level, features a flexible office space that could easily step in as a fourth bedroom depending on what life needs next. Outside, you can enjoy the front porch or off the kitchen is the deck which is perfectly positioned to catch the morning sun, and yes—on those warm summer days—you’ll be glad the A/C is already taken care of. With a single attached garage, room for two more vehicles on the driveway, and a location just a short walk

to RancheView School, parks, and playgrounds, this is one of those homes that quietly checks all the boxes. It's simple. It's functional. And it's a chance to get into a great home in a town that people don't just move to… they stay.