



GRASSROOTS
REALTY GROUP

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197 Sundown Road
Cochrane, Alberta

MLS # A2308329

\$469,000

Division:	Sunset Ridge		
Type:	Residential/Other		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,450 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Garage Faces Rear, Insulated, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Blinds, TV and TV Wall Bracket

No CONDO FEES for this modern open plan townhome in the wonderful community of Sunset Ridge. New window blinds and carpet. Luxury vinyl plank flooring throughout the main living area. Attached tandem garage for TWO cars with room for extra parking on the driveway. Sunny deck off the kitchen, perfect for entertaining. Lots of kitchen storage with white shaker cabinets, pantry, stainless steel appliances. 3 Bedrooms upstairs. Primary Bedroom with 3 PCE bath, walk-in closet. Stacked washer/dryer conveniently located on 3rd level. Two more bedrooms and 4 PCE bath complete the 3rd level. This wonderful comfortable home is a winner. Possession is available immediately.