



GRASSROOTS
REALTY GROUP

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188 Sundown Road
Cochrane, Alberta

MLS # A2309401



\$469,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,485 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized, Rear Drive, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Living room tv mount

Welcome to this bright and spacious townhome in the desirable community of Sunset Ridge. This three-storey home features 3 bedrooms, 2.5 baths, a nicely designed open-concept main floor, large double garage the full length of the unit and NO CONDO FEES! The main entry level has a large welcoming foyer that leads into the tandem garage perfect for vehicles, storage, or a home gym. The open concept main living area features a spacious living and dining rooms, a well laid out kitchen with stainless steel appliances, lots of cabinets, pantry and access to the balcony. Upstairs, you'll find well-appointed bedrooms including a spacious primary retreat with walk-in closet and 4pc ensuite. Two more good sized bedrooms, another 4pc bathroom, large linen closet and laundry complete this level. Ideally situated within walking distance to schools, playgrounds and nearby shops, this home offers exceptional convenience for families, professionals and investors alike.