



**33 Sundown Grove
Cochrane, Alberta**

MLS # A2314808



\$699,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar		

Inclusions: Firepit & propane tank, awning

Beautifully maintained & upgraded home on a premium south-facing lot. The "Reunite" is one of Jayman's most popular floor plans, featuring 9' ceilings & open-concept layout filled with natural light from morning to evening. A spacious formal entry leads up 2 steps to the inviting great room, highlighted by a brick-faced fireplace with a classic wood mantle. The adjoining full-size dining area and stunning kitchen create the perfect setting for family gatherings. The kitchen features premium granite countertops, upgraded pull-out drawers, a newer Bosch dishwasher, an oversized peninsula with seating for 4 — ideal for buffet-style serving & casual dining. A large south-facing picture window overlooks the beautifully landscaped backyard. Step outside through the garden door to the spacious 12' x 10' deck, complete with a newer remote-controlled awning — perfect for BBQs & summer evenings. A convenient computer station, private 2-piece bath & direct access to the double attached garage (drywalled, insulated, heated & finished with epoxy flooring) complete the main level. Upstairs offers a spacious bonus room, a 4-piece main bath, 3 bedrooms, including a generous primary retreat featuring a spa-inspired 5-piece ensuite with dual sinks & a deep soaker tub. The upper laundry room has been upgraded with upper cabinetry, a folding counter + storage. Additional upgrades throughout the home include maple hardwood flooring on the main level, luxury vinyl plank flooring upstairs & updated lighting & plumbing fixtures. The professionally designed & fully permitted lower level offers exceptional additional living space. The expansive recreation room layout allows for the easy addition of a wall & door to create a potential 4th bedroom (see plan in supplements). The stylish 3-piece bathroom features a fully tiled

5' walk-in shower, quartz vanity & electric in-floor heating. A custom wet bar with sink & beverage fridge provides the perfect entertaining area, with additional space for a full-size refrigerator or upright freezer. An oversized storage closet with removable shelving & large utility/storage room with a wash basin for hobbies or crafts add even more functionality. The backyard is truly a private oasis, showcasing beautifully manicured mature landscaping, a separate garden deck & an additional retreat deck with a portable firepit. The spacious 110 sq. ft. enclosed area beneath the deck is ideal for seasonal furniture & extra storage. Enjoy enhanced curb appeal & year-round ambiance with upgraded front & rear LED exterior lighting. Over \$100,000 has been invested in upgrades & lower-level development over the past 10 years. Outstanding curb appeal is enhanced by Hardie board siding & stone accents. Ideally located just one block from K–8 public school & close to parks & walking paths. Only minutes to Cochrane's popular Spray Lakes Recreation Centre, 20 minutes to the Tuscany LRT, 35 minutes to YYC Airport. Enjoy easy access west to the breathtaking Rocky Mountains!