



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**260 Sundown View
Cochrane, Alberta**

MLS # A2317565



\$524,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,609 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: Wall shelves throughout the home with the exception of the one in the girls bedroom.

Welcome home to this beautiful duplex in Sunset Ridge, one of Cochrane's most popular communities. Located on a quiet street and backing onto open space, this home sits on a large pie-shaped lot with plenty of room to enjoy the outdoors. The bright main floor features an open layout with a functional kitchen offering ample storage, upgraded island shelving and drawers, and gas lines already in place for both a gas stove and BBQ. The kitchen flows into the dining and living areas, making it a great space for everyday life and entertaining. Upstairs you'll find three bedrooms, including a mountain view primary bedroom with a walk-in closet and ensuite. A cozy bonus room with built-in bookshelves provides the perfect spot to relax, while large front windows capture beautiful mountain views. The basement includes a large office, laundry area, and plenty of storage space, with room for future development. Outside, the fully fenced backyard offers privacy, open views, and no rear neighbors. On the right evening, you may even catch a glimpse of the northern lights from your deck. With a single attached garage and easy access to schools, parks, pathways, and amenities, this is a wonderful opportunity to enjoy everything Sunset Ridge has to offer. Call your favorite Realtor to book a showing today!