



**288 Sundown View  
Cochrane, Alberta**

**MLS # A2320171**



**\$672,888**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,032 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this 2032 sqft move in ready home with - 4 bedroom, 4 bathrooms in the sought after community of Sunset Ridge! Located steps to the playground & walking distance to Ranchview School that is K to Grade 8. This home has been thoughtfully designed for everyday living and entertaining, this property offers modern finishes, spacious living areas - backyard with a deck that includes a gas line for the BBQ. The kitchen impresses with a large QUARTZ ISLAND, ample counter space, and a WALK-THROUGH PANTRY that connects to the mudroom. The main floor features Vinyl Plank floors, an open concept plan with a dining area, living area with a gas fireplace, kitchen that has direct access to the heated garage. Upstairs has a spacious Primary Bedroom that includes a 5-piece ensuite that includes double sinks, a soaker tub, and a WALK-IN CLOSET. A family Flex space, a den area that could also be used for crafting, a spacious laundry room, two additional bedrooms that each have a walk-in closet plus a 4-piece washroom completes this floor. Relax in the North facing backyard, complete with a DECK, fencing, for added privacy. The fully finished basement includes a 4 piece washroom, a bedroom & a family flex space, this move-in ready home combines style, comfort, and functionality with plenty of room to grow&mdash;don&rsquo;t miss the opportunity to make it yours!