



**48 Sundown Way  
Cochrane, Alberta**

**MLS # A2322423**



**\$719,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,237 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garage; All Shelving Attached, Opener & Control(s). TV Wall Mounts; Basement & Bonus Room. Sauna. All Window Coverings, Blinds & Curtain Rods.

Located in the established community of Sunset Ridge, this well-maintained home offers a functional layout, generous living spaces, and a location that puts pathways, parks, schools, and everyday amenities just a short walk from your front door. The main floor is bright and welcoming, with large windows that fill the kitchen, dining area, and living room with natural light. The kitchen features an oversized island, ample cabinetry, and a walk-through pantry connecting directly to the garage entry, making grocery days a little easier. The living room is centred around a gas fireplace, while a dedicated main floor office provides a separate space for working from home, studying, or managing day-to-day life. Upstairs, the primary suite includes a spacious walk-in closet and ensuite with dual sinks, a freestanding tub, and glass shower. Two additional bedrooms, a full bathroom, upper laundry room, and a bonus room create a layout that continues to appeal to buyers looking for a little extra space beyond the main floor. The unfinished basement is ready for future development, offering room for additional living space, a bedroom, bathroom, or recreation area when the time is right. Outside, the backyard has been thoughtfully updated and landscaped, creating a space that is ready to enjoy from day one. Combined with the fresh interior paint completed in 2024, the home feels clean, bright, and move-in ready. Sunset Ridge continues to be one of Cochrane's most sought-after communities, known for its extensive pathway network, parks, playgrounds, and convenient access to everyday amenities. Ranchview School, the community pond, local bakery, pharmacy, medical services, restaurants, and shopping are all nearby, making it easy to enjoy everything the neighbourhood has to offer. With quick access into town and an easy drive west toward the mountains,

it's a location that continues to attract buyers year after year.