



GRASSROOTS
REALTY GROUP

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317 Sundown Road S
Cochrane, Alberta

MLS # A2324579



\$560,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,519 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, Paved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn		

Heating: Central, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Quartz Counters, Tankless Hot Water, Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MX

Utilities: -

Inclusions: solar panels, gemstone lights, security cameras inside and outside, living room tv and wall mount

OPEN HOUSE SATURDAY JULY 18th 2 to 4 Imagine coming home to a beautifully maintained two storey in the sought after community of Sunset Ridge, where thoughtful design, exceptional curb appeal, and a welcoming family friendly neighbourhood come together to create the perfect place to call home. Located just a short walk to the K-8 school, high school, scenic pathways, parks, and everyday conveniences including a pharmacy, dentist, local pub, and more, you'll love the lifestyle this location offers. Step inside and be greeted by over 11 ft ceilings that fill the living room with natural light and create an incredible sense of openness. The unique split-level main floor layout creates a beautiful sense of separation while maintaining an open, connected feel, allowing each space to flow effortlessly into the next. Whether you're entertaining guests or enjoying a quiet evening at home, the living, dining, and kitchen areas are thoughtfully designed for both comfort and functionality. The kitchen is both stylish and practical, featuring quartz countertops, stainless steel appliances, and plenty of workspace for preparing meals and gathering around. Upstairs, you'll find three spacious bedrooms and the convenience of an upper-floor laundry room, making everyday life just a little easier. The unfinished basement offers endless possibilities and is already equipped with plumbing and radon rough-ins, making future development a breeze. Adding to its appeal, a portion of the basement features the same impressive high ceilings found in the living room above, creating an open, airy feel that's perfect for bringing your dream basement to life. Stepping outside to your beautifully landscaped backyard, designed for both relaxation and everyday enjoyment. Whether you're sipping your morning coffee on the deck, watching the kids play, or

letting your furry family members come and go through the built-in dog door and custom dog ramp, this outdoor space is ready to be enjoyed. Adding even more value are 14 solar panels to help improve energy efficiency and reduce utility costs, along with permanent Gemstone exterior lighting on the front and back of the home, allowing you to celebrate every season with the touch of a button. From evening walks along Sunset Ridge's beautiful pathways to the convenience of nearby schools and amenities, this home offers the perfect blend of comfort, functionality, and community. This property is the perfect setting to build long lasting memories. Come experience everything this exceptional Sunset Ridge home has to offer. Book your showing today!