



**132 Sundown Way
Cochrane, Alberta**

MLS # A2324622



\$699,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Door Bell camera, Digital thermostat, TV Wall mounts, Trampoline and basement sectional (negotiable)

Welcome to this beautifully cared-for two-storey home in one of Cochrane's most desirable family communities. Offering over 2,700 sq ft of developed living space, this home combines thoughtful upgrades, functional design, and an unbeatable location. Complete with central air conditioning, an oversized heated garage, a fully finished basement, and a private fenced backyard, it's a home designed to grow with your family and be enjoyed through every season. From the moment you step inside, you'll appreciate the bright, open feel created by large windows and an inviting layout. At the heart of the home is a timeless white kitchen featuring quartz-style countertops, stainless steel appliances, a spacious island, pantry, and abundant cabinetry, making it equally suited for entertaining guests or tackling busy family mornings. The adjoining dining area opens directly onto the generous 16' x 13' east-facing deck, creating the perfect spot to enjoy your morning coffee or summer barbecues. A comfortable living room, welcoming front foyer, and convenient 2-piece powder room complete the main level. Upstairs, a centrally located bonus room provides valuable extra living space, whether you're looking for a cozy movie room, children's play area, or home office. The upper floor also features convenient laundry, two spacious secondary bedrooms, and a relaxing primary suite complete with a walk-in closet and a private 4-piece ensuite featuring a deep soaker tub. The professionally finished basement extends the living space even further with a large recreation room, a fourth bedroom, and flexible space that's perfect for guests, hobbies, a home gym, or growing families. Outside, the fully fenced backyard offers plenty of room to relax, entertain, or let the kids and pets play, while the oversized 16' x 22' heated garage with its own sub-panel provides exceptional storage, workspace, and

year-round convenience. The location is just as impressive. Families will appreciate having three nearby playgrounds, scenic pond pathways, Ranchview School, and the beautiful Ranch House Trail all within easy reach. Calgary's downtown core and the Calgary International Airport are approximately 40 minutes away, while weekend adventures in Banff National Park are only about an hour's drive. Set within a welcoming community known for its strong sense of neighbourhood and access to outdoor recreation, this is a home that offers the perfect balance of everyday comfort, convenience, and lasting value.