



GRASSROOTS
REALTY GROUP

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18 Sundown Place
Cochrane, Alberta

MLS # A2324935



\$489,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,546 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: None

Excellent value in Sunset Ridge ... Introducing the Stirling by Douglas Homes Master Builder ... a stylish three-storey townhouse offering 3 bedrooms, 2.5 bathrooms, and a double-attached garage, all with No Condo Fees. Thoughtfully designed for modern living, this home features a versatile ground-level flex room that's perfect for a home office, gym, media room, or hobby space. The open-concept main floor showcases 9' ceilings, engineered hardwood throughout, and a bright living area highlighted by an electric fireplace. The contemporary kitchen is finished with quartz countertops, stainless-steel appliances, and a spacious island that's ideal for both everyday living and entertaining. Upstairs, you'll find three bedrooms including a spacious primary suite complete with a walk-in closet and private ensuite, along with the convenience of upper-floor laundry. Completing the home are a raised treated-wood deck, full front landscaping, and a concrete patio ready to enjoy from the day you move in. Located in the family-friendly community of Sunset Ridge, you'll enjoy close proximity to RancheView School, scenic walking paths, parks, and playgrounds, with convenient access to Calgary and the mountains. Quick possession available. Key Highlights | Three-Storey Townhouse | No Condo Fees | Double-Attached Garage | Ground-Level Flex Room | Full Landscaping | 9' Ceilings | Quartz Countertops | Engineered Hardwood on Main | Upper-Floor Laundry | Electric Fireplace | Treated Wood Deck | Concrete Patio |