



**GRASSROOTS**  
REALTY GROUP

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**322 Sundown Road  
Cochrane, Alberta**

**MLS # A2325686**



**\$469,900**

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Sunset Ridge                           |               |                  |
| <b>Type:</b>     | Residential/Five Plus                  |               |                  |
| <b>Style:</b>    | 2 Storey                               |               |                  |
| <b>Size:</b>     | 1,262 sq.ft.                           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                 |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                                  |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                       | <b>Zoning:</b>    | R-MD |
| <b>Foundation:</b> | Poured Concrete                                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |                   |      |

**Inclusions:** None

Builder's \$20,000 promotion has been applied to the list price! Terrific Value... Introducing the Stunning St. Andrews Model by Douglas Homes Master Builder... This exceptional End Unit townhome has 3 bedrooms and 2.5 bathrooms, offers the perfect blend of modern elegance and practical design—ideal for families, first-time buyers, or those looking to downsize without sacrificing quality. Upon entering, you'll be welcomed by a spacious open-concept main floor with soaring 9' ceilings and large windows that flood the home with natural light, creating a warm, inviting atmosphere. The main level is beautifully finished with engineered hardwood flooring that adds a touch of luxury throughout the space. The kitchen is a highlight, featuring premium builder's grade stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for daily cooking or entertaining. Adjacent to the kitchen is a bright and cozy dining nook, and a well-sized great room that flows seamlessly together for gatherings or family time. Upstairs, the generously sized primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed ensuite. Two additional bedrooms, perfect for children, guests, or a home office, share a full bathroom. This model offers sought-after features such as no condo fees, a rear double detached garage, a treated wood deck, a front concrete pad, and fully landscaped front and rear yards, providing comfort and convenience in a low-maintenance package. With its elegant finishes and thoughtful design, the St. Andrews Model is a great option for those making the leap from renting to owning, or anyone seeking an affordable yet high-quality home. \*\* Key Features: | Townhouse | No Condo Fees | Rear Garage | Front Concrete Pad | 9' Main Floor Ceilings | Treated Wood Deck | Full Landscaping (Front & Back) |

Quartz Countertops | Engineered Hardwood on Main Floor | Built-in Desk | This home will soon be move-in ready around spring of 2025, making it the perfect opportunity for those seeking a modern, low-maintenance lifestyle in the desirable Sunset Ridge community.