



**GRASSROOTS**

REALTY GROUP

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**48 Sundown Common  
Cochrane, Alberta**

**MLS # A2327842**



**\$649,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Sunset Ridge   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,966 sq.ft.   | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.01 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Landscaped, Level, Rectangular Lot |               |                  |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <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-LD |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |

**Features:** Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 48 Sundown Common, a beautifully designed family home nestled in the highly sought-after community of Sunset Ridge. Offering an ideal blend of modern style, thoughtful functionality, and an unbeatable location, this home is perfect for families, professionals, or anyone looking to enjoy Cochrane's vibrant lifestyle. Step inside to discover a bright, open-concept main floor featuring large windows that fill the home with natural light. The spacious kitchen is the heart of the home, complete with a large centre island, ample cabinetry, quality finishes, and a walk-in pantry. The adjoining dining area and welcoming living room create the perfect setting for everyday living and entertaining. Upstairs, you'll find a generous primary retreat with a walk-in closet and a luxurious ensuite, along with additional well-sized bedrooms and the convenience of upper-floor laundry. The home's thoughtful layout provides comfort and privacy for the entire family. Outside, enjoy a fully landscaped yard with plenty of room for children, pets, or summer gatherings. Located just steps from parks, playgrounds, scenic walking paths, and schools, this home also offers quick access to shopping, restaurants, and Cochrane's growing list of amenities. For outdoor enthusiasts, the Rocky Mountains are only a short drive away, making weekend adventures easily accessible. Wanna save on energy bill? The solar panels will offer saving on the electricity cost, and you have the option of buying natural gas from the same company at a discounted rate if you wish! The solar panels are less than 3 years old, and came with 20 years warranty. Call today to view this beauty!