



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**288 Sundown View
Cochrane, Alberta**

MLS # A2329515



\$659,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Double Vanity, High Ceilings, 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 this 2032 sqft move in ready home with - 4 bedroom, 4 bathrooms in the sought after community of Sunset Ridge! Located steps to the playground & walking distance to Ranchview School that is K to Grade 8. This home has been thoughtfully designed for everyday living and entertaining, this property offers modern finishes, spacious living areas - backyard with a deck that includes a gas line for the BBQ. The kitchen impresses with a large QUARTZ ISLAND, ample counter space, and a WALK-THROUGH PANTRY that connects to the mudroom. The main floor features Vinyl Plank floors, an open concept plan with a dining area, living area with a gas fireplace, kitchen that has direct access to the heated garage. Upstairs has a spacious Primary Bedroom that includes a 5-piece ensuite that includes double sinks, a soaker tub, and a WALK-IN CLOSET. A family Flex space, a den area that could also be used for crafting, a spacious laundry room, two additional bedrooms that each have a walk-in closet plus a 4-piece washroom completes this floor. Relax in the North facing backyard, complete with a DECK, fencing, for added privacy. The fully finished basement includes a 4 piece washroom, a bedroom & a family flex space, this move-in ready home combines style, comfort, and functionality with plenty of room to grow—don't miss the opportunity to make it yours!