



GRASSROOTS
REALTY GROUP

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**244 Sundown View
Cochrane, Alberta**

MLS # A2330933



\$519,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,617 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Front Yard, Lawn, No Back Lane, No Neighbours Behind, Pasture, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	None		

**** OPEN HOUSE SATURDAY JULY 25 12:00-2:00 **** Welcome to this beautifully maintained Jayman-built home in the sought-after community of Sunset Ridge, Cochrane, perfectly positioned backing onto tranquil farmers' fields with peaceful, unobstructed views. Enjoy the serenity of country living while being just a 5-minute walk to RancheView School (K‐8) and only 2 minutes from playgrounds and scenic walking paths. This home boasts 4 bedrooms and 3.5 baths perfect for the growing family! Designed with entertaining in mind, the bright, open-concept main floor showcases high ceilings and an abundance of natural light. The spacious living room flows effortlessly in the stylish kitchen featuring Samsung stainless steel appliances, a massive centre island, dark shaker cabinetry, and ample workspace for family gatherings or casual dining. The oversized dining area opens onto a stone patio overlooking the fully fenced, east-facing backyard, where you'll enjoy beautiful morning sunshine and calming views across the open fields. A welcoming foyer and convenient two-piece powder room complete the main level. Upstairs, you'll find a spacious bonus room, ideal for family movie nights or a children's play area. The primary retreat offers a walk-in closet with a window for natural light and a private four-piece ensuite. Two additional bedrooms and another full four-piece bathroom provide plenty of space for family or guests. The professionally builder-developed basement extends your living space with large, bright windows, a fourth bedroom, a three-piece bathroom, a versatile flex room perfect for a home office, gym or hobby space, plus generous storage and the convenience of hot water on demand. This move-in-ready home offers the perfect combination of modern comfort, thoughtful design, and a peaceful setting that's rarely available.

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