



GRASSROOTS
REALTY GROUP

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31 Sundown Manor
Cochrane, Alberta

MLS # A2333415



\$445,000

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,358 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Nestled in the desirable family-friendly community of Sunset Ridge, this stunning 3-bedroom duplex offers modern, ready-to-go living with no condo fees! The sun-drenched, open-concept main floor features 9-foot ceilings, an intimate living room centered around a sleek fireplace, a dedicated dining area, and a stylish kitchen complete with quartz countertops, a large center island, and modern pendant lighting. Upstairs, the primary retreat boasts a private ensuite, large walk-in-closet alongside two versatile additional bedrooms ideal for family or a home office. Step outside to enjoy entertaining and BBQ's with the west-facing backyard, or head out to explore nearby walking trails, the community's 6-acre freshwater pond, and top-rated schools within walking distance. Complete with back lane parking, a short drive to historic downtown Cochrane, and effortless highway access to both Calgary, Canmore and the Rocky Mountains, this exceptional property perfectly combines lifestyle, value, and convenience!