



GRASSROOTS
REALTY GROUP

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27 Sundown Way
Cochrane, Alberta

MLS # A2335679



\$889,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,511 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, No Neighbours		

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

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Hood fan, Window coverings all, TV mounts all, Garage remote(s), freezer and fridge in garage, pool table, bar fridge in basement, Air conditioner, water softner, Kinetico water filtration system, pool table*All furniture is negotiable

Welcome to 27 Sundown Way, a beautifully upgraded Jayman built home offering over 3400 sq. ft. of total developed living space in a fantastic friendly location. From the moment you arrive, the pride of ownership is evident, with an exposed aggregate driveway, epoxy coated garage floors, central air conditioning, and thoughtful upgrades throughout. The main floor features a bright and inviting layout with beautiful finishes, remote control blinds, and speakers throughout the home. The stunning kitchen offers quartz countertops, a gas cooktop, wall oven, and stainless steel appliances, making it both stylish and functional. Upstairs, you'll find convenient laundry with a sink, along with a spacious bathroom featuring double sinks, perfect for busy mornings with the kids. The primary ensuite is a true retreat with the dual vanities and closets. A versatile bonus room with a door offers the flexibility to function as a fourth bedroom, home office, gym, or additional living space depending on your needs. The fully finished basement adds even more living space and includes a wet bar, gas fireplace making it an ideal area for movie nights, entertaining, or relaxing with family. Step outside to enjoy the screened in deck, perfect for relaxing or entertaining while enjoying the surrounding views. The spiral staircase leads directly to the backyard and a pathway just behind the home, offering easy access to a short walk toward Sunset Pond, Ranchview K-8 School, and beautiful mountain views. The oversized double garage even offers enough space for a truck! With its extensive upgrades, functional family layout, beautiful outdoor space, and incredible location close to nature, schools, and everyday amenities, 27 Sundown Way is a home that truly has it all. A wonderful opportunity to move into a meticulously cared for home and simply enjoy!

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