



GRASSROOTS
REALTY GROUP

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**342 Sundown Road
Cochrane, Alberta**

MLS # A2346464

\$509,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,329 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Introducing the beautiful Glasgow Model by Douglas Homes Master Builder... a former showhome in Sunset Ridge offering 3 bedrooms, 2.5 bathrooms, and a hard-to-find combination of private outdoor space and thoughtful design. The bright open-concept main floor features 9' ceilings, large windows, engineered hardwood flooring, and a comfortable great room and dining area. The kitchen is finished with quartz countertops, stainless-steel appliances, ample cabinetry, and a central island, creating an inviting space for everyday living and entertaining. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, along with two additional bedrooms, a full bathroom, and convenient upper-floor laundry. What really sets this home apart is the outdoor space. As an end/corner unit, it enjoys a large fully fenced backyard, treated-wood deck, double detached garage, and back-lane access, a combination that's not often available with this style of home. As a former showhome, much of the finishing work is already complete, including front and rear landscaping, fencing, deck, garage, window coverings, and blinds. Simply move in and enjoy. Located in family-friendly Sunset Ridge, you're close to schools, parks, pathways, and community amenities, with Calgary approximately 30 minutes away and the mountains within an easy weekend drive. Key Features: | Former Showhome | End/Corner Unit | No Condo Fees | 3 Bedrooms | 2.5 Bathrooms | Large Fully Fenced Backyard | Double Detached Garage | Back-Lane Access | Treated Wood Deck | Full Landscaping | Window Coverings & Blinds Included | West-Facing Front | 9' Main Floor Ceilings | Quartz Countertops | Engineered Hardwood | Upper-Floor Laundry |