



GRASSROOTS
REALTY GROUP

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20 Sundown Place
Cochrane, Alberta

MLS # A2350109

\$459,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,507 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Street Lighting, Treed		

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

Excellent Value in Sunset Ridge... Introducing the Edinburgh by Douglas Homes Master Builder, a stylish 1,500+ sq. ft. three-storey townhouse offering 3 bedrooms, 2.5 bathrooms, a double-attached garage with full concrete driveway, all with - No Condo Fees… Thoughtfully designed for modern living, the ground level features a versatile flex room, ideal for a home office, fitness area, media room or hobby space. Upstairs, the bright open-concept main floor features 9' ceilings, engineered hardwood flooring and a comfortable living area centred around an electric fireplace. The contemporary kitchen is finished with quartz countertops, stainless-steel appliances and a spacious island, creating a natural gathering place for everyday meals and entertaining. The upper level offers three bedrooms, including a spacious primary suite with a walk-in closet and private ensuite, along with the convenience of upper-floor laundry. Outside, the home comes complete with full landscaping, a raised treated-wood deck and concrete patio, giving you finished outdoor spaces to enjoy from the day you move in. Located in the family-friendly community of Sunset Ridge, you're close to RancheView School, parks, playgrounds and the community's extensive pathway system, with convenient access into Cochrane, Calgary and west toward the mountains. … Quick Possession Available… Key Highlights || Three-Storey Townhouse | 3 Bedrooms | 2.5 Bathrooms | No Condo Fees | Double-Attached Garage | Full Concrete Driveway | Ground-Level Flex Room | Full Landscaping | 9' Main-Floor Ceiling | Quartz Countertops | Engineered Hardwood on Main | Upper-Floor Laundry | Electric Fireplace | Raised Treated-Wood Deck | Concrete Patio