



GRASSROOTS
REALTY GROUP

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**59 Sundown Place
Cochrane, Alberta**

MLS # A2351462



\$750,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

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

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Wall Mount; Living Room. Window Coverings (See Exclusions). Radon Mitigation System. Ring Camera & Sensors. Swing Set; Backyard.

Located on a quiet street in Sunset Ridge, this beautifully finished home built by Avi, offers over 2,800 sq ft of developed living space with CENTRAL AIR CONDITIONING, a FULLY FINISHED BASEMENT, and a layout that gives you far more than the typical three-bedroom home. The main floor is bright and open, with vinyl plank flooring running through the kitchen, dining and living spaces. The kitchen is one of the highlights, featuring QUARTZ COUNTERTOPS, white cabinetry, stainless steel appliances, a large island with seating, and a WALK-IN PANTRY with built-in shelving. The living room is centred around a GAS FIREPLACE with tiled surround, wood mantle and floating shelves, while large windows bring plenty of natural light across the back of the home. A mudroom off the DOUBLE ATTACHED GARAGE and a powder room complete the main floor. Upstairs is where this floorplan really earns its space. Along with THREE BEDROOMS, there is a large FAMILY ROOM, a separate OFFICE, and an UPPER LAUNDRY ROOM, giving you dedicated spaces without sacrificing a bedroom. The primary suite includes a walk-in closet and a 5-PIECE ENSUITE with dual sinks, soaker tub and glass shower. Two additional bedrooms, both with walk-in closets and a full bathroom complete the level. The finished basement adds another 767 sq ft with two windows, a large REC ROOM, 4-PIECE BATHROOM and additional storage, making it ready to use now without another renovation on the list. Outside, the landscaped and fenced backyard includes lawn space and an EXPANSIVE TWO-LEVEL DECK with plenty of room for outdoor dining, barbecuing and summer evenings at home. Sunset Ridge continues to be one of Cochrane's most popular communities, with RancheView School and St. Timothy School right in the neighbourhood, along with

the six-acre pond, playgrounds, parks and an extensive pathway system. Local restaurants, pharmacy, medical and dental services, and everyday conveniences are also within the community, with quick access down into Cochrane or west toward the mountains.