

36 Sundown Avenue
Cochrane, Alberta

MLS # A2246660



\$634,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Gazebo, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Digital Front Door Lock & Door Bell Camera, Nest Thermostat, Living Room TV Mount, All Mounted Shelving in Living Room and Basement Family Room, Gazebo, Shed, Garage Floor Mat, Garage Ceiling Bar Lights

Welcome to your new Home, nestled in the highly sought-after neighborhood of Sunset Ridge, this beautiful, fully finished 4-bedroom, 3.5-bathroom home is the epitome of modern living. Offering an exceptional layout with plenty of useable living spaces & plenty of natural light, this home has been well maintained and is ready for you to move in! Step into the heart of the home—a chef-inspired kitchen featuring quartz countertops, high-end stainless steel appliances, and ample cabinetry for all your culinary needs. The open-concept design flows seamlessly into a spacious dining and living area, perfect for both entertaining and everyday family living. Upstairs, enjoy your ample primary suite, complete with a walk-in closet and ensuite bathroom featuring a dual quartz vanity and a walk-in shower. Two additional bedrooms are generously sized, providing plenty of space for family or guests, your bonus room offers even more living options & completing the upper level is a 4pc bathroom & laundry. The lower level is fully finished with a generous family room, 4th bedroom & 4 pc bathroom - finished to the same standard of the rest of the home. The south-facing backyard is a true highlight, with a large two-tier composite deck complete with gazebo, ideal for summer BBQs, relaxation, or outdoor entertaining. Whether you're hosting or unwinding after a long day, this space will become your favorite retreat. Additional features include central air conditioning, HRV system, high-end finishes throughout, and a double attached garage that is insulated and drywalled. With close proximity to schools, shopping, parks, and walking trails, this home offers the perfect balance of tranquility and convenience.