

**239 Sundown Road
Cochrane, Alberta**

MLS # A2248211



\$624,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

****OPEN HOUSE AUG 15 | 5 PM - 8 PM**** Welcome to Sunset Ridge, Cochrane's #1 neighborhood in 2024! This stunning home boasts 2,100 sq ft of living space, featuring 3+1 spacious bedrooms and 2.5+1 bathrooms, perfect for families or those who love to entertain. The open floor plan on the main level is flooded with natural light, thanks to the large windows and east-facing orientation. The gallery-style kitchen is a culinary dream, equipped with upgraded stainless steel appliances including new Refrigerator, beautiful quartz countertops, and a massive center island ideal for food preparation and casual dining. The spacious living room perfect for enjoying quality time with loved ones, whether it's watching movies, playing games, or just hanging. The dedicated dining area can comfortably fit a 6-seat table, making it perfect for family dinners or social gatherings. Upstairs, the spacious master bedroom is a serene retreat, complete with a walk-in closet and a 3-piece ensuite. Two additional generous-sized bedrooms and a 4-piece bathroom ensure that everyone in the family has plenty of space. The laundry area has 2-in-1 washer-dryer combo with extended warranty on this level adds convenience to the daily routine. The finished basement is an entertainer's paradise, featuring LVP flooring, a rec area with a built-in home theatre system, and a separate area for gym enthusiasts. The additional bedroom and bathroom with custom tiled shower in the basement offer flexibility for guests, teenagers, or a home office. This incredible home is equipped with central air conditioning to beat the summer heat, a Culligan water filter system for clean drinking water, and permanent exterior lights for holiday decorating. The front yard features a full-length porch, perfect for enjoying coffee at sunrise, while the backyard oasis boasts a deck and a low-maintenance, professionally landscaped

yard. A double detached garage provides ample parking and storage space. Located in a highly sought-after neighborhood, this home is steps away from schools, walking trails, shopping, and amenities, with a quick drive to Calgary. Don't miss this incredible opportunity to own a piece of Cochrane's best! Contact your preferred realtor to schedule a viewing and experience this beautiful house for yourself