

121 Sundown Grove
Cochrane, Alberta

MLS # A2177258



\$724,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2013 (11 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting, Underground Sprinklers, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Asphalt, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, AC unit, Underground Sprinkler, Garage Opener + Remote, 2 mirrors in living room, wall mount in living room, mirror in bonus room

Welcome to 121 Sundown Grove—a former show home with an exceptional layout, featuring 4 SPACIOUS BEDROOMS on the upper level—a gem in the highly sought-after community of Sunset Ridge. The main floor showcases hardwood flooring throughout, a private office with glass French doors, a gas fireplace in the living room, and a beautiful white kitchen with an abundance of cabinetry, a large island, and a walk-through pantry. Additionally, this eco-friendly home includes 12 solar panels, offering energy efficiency and reduced utility costs. Upstairs, this home continues to impress with a versatile bonus room and convenient laundry room. The luxurious primary suite offers a spa-like ensuite with a large soaker tub, separate shower, dual sinks, and a walk-in closet. The partially finished basement provides a 5th bedroom, framed space for an additional bathroom and rec room—allowing room for future customization. Stepping outside to a fully fenced, landscaped backyard with underground sprinklers, you’ll love the location of this property backing onto a walking path and within walking distance to the school. With central air conditioning, granite countertops throughout, a double attached garage, and a prime location close to schools, parks, and pathways, this pristine home has everything your family needs. Schedule your viewing today!