

**252 Sundown Road**  
**Cochrane, Alberta**

**MLS # A2195911**



**\$599,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** None

This stunning home in the much sought after community of Sunset Ridge boasts exceptional curb appeal, welcoming you with an inviting front porch—perfect for relaxing with a book or simply enjoying the surroundings. Inside, a bright office/flex room and a convenient powder room set the tone for this well-designed layout. The spacious great room seamlessly connects to a chef’s kitchen, featuring a walk-in pantry, stainless steel appliances, quartz countertops, and a large island—ideal for entertaining and family gatherings. Wide-plank laminate flooring adds warmth and elegance throughout the main level. Upstairs, the generous primary suite offers a luxurious ensuite with a double vanity and a walk-in closet. Two additional bedrooms, a four-piece bath, and a convenient laundry area complete the second floor. The lower level is partially finished, providing an excellent opportunity to personalize the space. Outside, the fenced and landscaped yard includes a newly built detached double garage. Freshly painted and lovingly maintained, this home is move-in ready. Don’t miss your chance—schedule a private showing with your trusted realtor today and secure your place in one of Canada’s fastest-growing communities.