

**377 Sundown Road
Cochrane, Alberta**

MLS # A2263669



\$599,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, High Ceilings, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully upgraded detached home in desirable Sunset Ridge, offering 1741 sq. ft. of developed living space. Located just steps from the local school and the future community centre, this property is ideal for families looking to settle into one of Cochrane's most vibrant communities. The charming east-facing front porch invites you to your new favourite coffee spot. The large, west-facing backyard enjoys plenty of afternoon sun, with neighbours set back for added privacy, and a paved back lane. A two-car parking pad is tucked neatly inside the fenced yard, offering a prime opportunity to create a custom garage, workshop, or studio tailored to your needs. Mountain views await from the site of your future deck. The professionally installed stone patio and upgraded fencing elevate the outdoor space beyond standard builder finishes, creating a polished and private retreat for relaxing or entertaining. A dedicated dog run is perfect for pet owners and even has a private side entrance. Inside this meticulously cared for home, you'll find a bright, airy layout with stylish upgrades throughout, including a modern electric fireplace in the main living area. The upstairs features comfortable bedrooms with blackout blinds and a spacious primary suite complete with a walk-in closet. The professionally designed and finished basement adds a fourth bedroom with its own walk-in closet, ideal for guests, teens, or extended family. A dry bar in the rec room anchors the space, with designer tile adding a fun feature wall. Ample storage is located throughout the home, and, on the exterior you can access a large storage space beneath the front porch. Additional comforts include central A/C, water softener, and a HEPA air filtration system, ensuring year-round comfort and peace of mind. The kitchen appliances are upgraded, and include a Bosch

dishwasher. This home offers exceptional value and is move-in ready! Book your showing today!