



**DJ Golden**  
**REAL ESTATE**

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**33 Sundown Grove**  
**Cochrane, Alberta**

**MLS # A2250217**



**\$879,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,946 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks, Yard Lights		

**Heating:** Central, Fireplace(s), Natural Gas, See Remarks

**Floors:** Carpet, See Remarks, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** See Remarks

**Foundation:** Poured Concrete, See Remarks

**Features:** Closet Organizers, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 14-26-4-W5

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** Deep freezer in storage room.

Welcome to 33 Sundown Grove – a beautifully upgraded and thoughtfully designed two-storey home in the highly sought-after community of Sunset Ridge in Cochrane, Alberta. Boasting stunning curb appeal, this turn-key home impresses from the moment you arrive with its charming architectural details and tasteful landscaping. Ideally located just steps from the neighbourhood's K-8 School, scenic pond, playgrounds, walking paths, and shopping amenities, this home offers the perfect blend of comfort, elegance, and convenience. As you step inside, you're greeted by a grand front foyer with soaring ceilings that make a striking first impression. Elegant in-stair lighting and a cozy fireplace in the main living area create a warm and welcoming atmosphere that instantly feels like home. The open-concept layout is beautifully illuminated by natural light streaming through oversized windows, enhancing the home's inviting charm. The gourmet kitchen and living areas overlook a gorgeous south-facing backyard oasis filled with lush greenery and breathtaking landscaping. The backyard features three private decks, a remote-controlled awning with automatic wind sensors, and integrated LED lighting – creating a magical evening ambiance. Additional outdoor storage is conveniently located under the deck, perfect for gardening tools or seasonal items. Upstairs, you'll find a spacious bonus room with new luxury vinyl plank flooring – ideal for use as a family room, home office, or media space. The primary bedroom is a true retreat, featuring a walk-in closet with built-in storage, motion-sensor lighting, and a spa-like 5-piece ensuite. Two additional bedrooms, a second full 3-piece bathroom, and a laundry room with built-in cabinetry complete the second floor. The fully finished basement has been professionally developed with permits and thoughtfully

configured for a future fourth bedroom. It also features a kitchenette, a third full 3-piece bathroom, a recreation room, and ample storage with a utility sink &mdash; perfect for guests, extended family, or future rental potential. Additional features include a heated double attached garage with new epoxy flooring, recessed lighting with motion sensors, and numerous thoughtful upgrades and high-end finishes throughout. This move-in-ready home is perfect for families, professionals, or anyone looking to enjoy a peaceful lifestyle in one of Cochrane&rsquo;s most vibrant and scenic communities. Don&rsquo;t miss your opportunity to own this Sunset Ridge gem &mdash; schedule your private showing today!