

**386 Sundown Road
Cochrane, Alberta**

MLS # A2264261



\$575,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,235 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: window coverings, garage door remote(s)

**** OPEN HOUSE, Sunday October 19th NOON-2PM **** Welcome to this beautifully upgraded single-family detached home, perfectly combining modern style and everyday functionality. Step inside to find a spacious, open-concept layout featuring soaring 8-foot interior doors and high-end finishes throughout. The kitchen is a true showstopper with sleek quartz countertops, stainless steel appliances, and beautiful cabinetry—ideal for both cooking and entertaining. Relax in the cozy living area, complete with a contemporary electric fireplace that adds warmth and ambiance. This home offers three generously sized bedrooms, including a luxurious primary suite with a bit of a mountain view, a full ensuite and a large walk-in closet. The unfinished basement comes with a bathroom rough-in, offering endless potential to create the space you need. Outside, enjoy a beautifully landscaped yard, a back deck perfect for BBQs, and an oversized, insulated garage with plenty of room for vehicles, storage, or a workshop. Located in a vibrant and convenient community, you're just steps away from schools, walking paths, parks, and the nearby Trading Post commercial area, featuring restaurants, a convenience store, dental office, pharmacy, bakery, and more. This home truly offers the perfect blend of comfort, style, and location.