

\$859,900 - 33 Sundown Grove, Cochrane

MLS® #A2250217

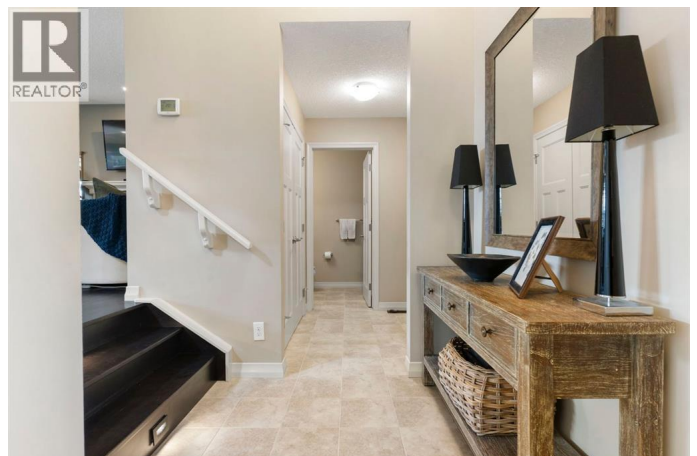
\$859,900

3 Bedroom, 4.00 Bathroom, 1,946 sqft

Single Family on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 33 Sundown Grove – a beautifully upgraded and thoughtfully designed two-storey home with over 2475 sq ft of living and storage space 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. An additional 110 sq ft of outdoor storage is conveniently located under the enclosed 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. With 388 sq ft of living space, the professionally finished and permitted basement is thoughtfully configured for a future fourth bedroom. It also features a kitchenette, a third full 3-piece bathroom, a recreation room, an electric heated fireplace, and a dedicated 152 sq ft of storage with a utility sink. This opportune space is perfect for guests, extended family, or future rental potential. Additional features include a finished and 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’s most vibrant and scenic communities. Don’t miss your opportunity to own this Sunset Ridge gem – schedule your private showing today! (id:6289)

Built in 2014

Essential Information

Listing #	A2250217
Price	\$859,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,946
Acres	0.08
Year Built	2014
Type	Single Family

Sub-Type Freehold

Community Information

Address 33 Sundown Grove
Subdivision Sunset Ridge
City Cochrane
Province Alberta
Postal Code T4C0X7

Amenities

Amenities Schools, Shopping, Other
Features See remarks, Other, Back lane, Closet Organizers
Parking Spaces 4
Parking Attached Garage, Exposed Aggregate, Garage, Heated Garage
of Garages 3

Interior

Appliances Refrigerator, Range - Gas, Microwave, Freezer, Microwave Range Hood Combo, See remarks, Window Coverings, Garage door opener, Washer & Dryer
Heating Natural gas Central heating, Other, See remarks
Cooling See Remarks
Fireplace Yes
of Fireplaces 2
of Stories 2
Has Basement Yes

Exterior

Exterior See Remarks
Foundation Poured Concrete, See Remarks

Listing Details

Listing Office eXp Realty



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