



## 84 Sundown Manor Cochrane Alberta

\$619,900

Discover your dream home in the heart of Sunset Ridge! Featuring SO MANY stunning and practical upgrades throughout, this beautiful residence boasts custom built-in storage, elegant drapery, and stylish board and batten accents in the foyer. Step inside to an expansive main floor adorned with Luxury Vinyl Plank flooring. The large entry foyer leads to a convenient half bath, providing privacy for guests. The open-concept living area is perfect for entertaining, showcasing a spacious Quartz kitchen island, generous pantry, and ample cabinetry. Enjoy cozy evenings in the living room with a modern built-in electric fireplace, or host dinner parties in the dining room, which opens onto your private deck and beautifully landscaped backyard. Retreat to the upper level where you'll find a serene master suite complete with a 4-piece ensuite featuring a tub/shower combo, a single sink with Quartz counters, and a walk-in closet with an additional window for natural light. Two well-sized bedrooms, a versatile loft area ideal for a home office, and a 4-piece main bathroom with Quartz counters provide ample space for family and guests. The laundry room, equipped with front-load washer and dryer, offers convenience and style with luxury vinyl tile flooring. The fully developed basement, completed in 2022, comes with its own washer/dryer and includes an additional bedroom. You also have a fridge, microwave, and a wet bar --perfect for guests or as an entertainment space. Outside, enjoy a beautifully landscaped yard with a charming deck and lush grass area for kids and pets to play. Built in 2022, this home is still covered by a 5-year building envelope warranty and a 10-year structural New Home Warranty, giving you peace of mind for years to come. Don't miss the opportunity to make this stunning home yours and call to book a showing today! (id:6769)

3pc Bathroom 6.08 Ft x 8.83 Ft

Bedroom 9.92 Ft x 13.33 Ft

Kitchen 6.33 Ft x 7.25 Ft

Recreational, Games room 10.17 Ft x 13.67 Ft

Furnace 10.33 Ft x 15.67 Ft

2pc Bathroom 5.08 Ft x 5.28 Ft

Living room 12.33 Ft x 13.75 Ft

3pc Bathroom 8.75 Ft x 8.25 Ft

4pc Bathroom 8.92 Ft x 5.08 Ft

Bedroom 10.92 Ft x 14.17 Ft

Bedroom 10.75 Ft x 13.00 Ft

Den 8.08 Ft x 8.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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eXp Realty

<http://www.thehowardteam.net/>



See

**Mirror**

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Dining room 9.08 Ft x 9.50 Ft

Foyer 16.00 Ft x 9.83 Ft

Kitchen 9.08 Ft x 14.42 Ft

Primary Bedroom 13.00 Ft x 13.75 Ft

Other 5.08 Ft x 9.92 Ft