



# 306 Sundown Road Cochrane Alberta

\$514,900

Terrific Value... Introducing the Stunning St. Andrews Model by Douglas Homes Master Builder... This exceptional 1,260 sq. ft. townhome, with 3 bedrooms and 2.5 bathrooms, offers the perfect blend of modern elegance and practical design—ideal for families, first-time buyers, or those looking to downsize without sacrificing quality. Upon entering, you'll be welcomed by a spacious open-concept main floor with soaring 9' ceilings and large windows that flood the home with natural light, creating a warm, inviting atmosphere. The main level is beautifully finished with engineered hardwood flooring that adds a touch of luxury throughout the space. The kitchen is a highlight, featuring premium builder's grade stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for daily cooking or entertaining. Adjacent to the kitchen is a bright and cozy dining nook, and a well-sized great room that flows seamlessly together for gatherings or family time. Upstairs, the generously sized primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed ensuite. Two additional bedrooms, perfect for children, guests, or a home office, share a full bathroom. This model offers sought-after features such as no condo fees, a rear garage, a treated wood deck, a front concrete pad, and fully landscaped front and rear yards, providing comfort and convenience in a low-maintenance package. With its elegant finishes and thoughtful design, the St. Andrews Model is a great option for those making the leap from renting to owning, or anyone seeking an affordable yet high-quality home. \*\* Key Features: | Townhouse | No Condo Fees | Rear Garage | Front Concrete Pad | 9' Main Floor Ceilings | Treated Wood Deck | Full Landscaping (Front & Back) | Quartz Countertops | Engineered Hardwood on Main Floor | Built-in Desk | This home will soon be...

Great room 13.67 Ft x 14.50 Ft  
 Other 12.75 Ft x 9.50 Ft  
 2pc Bathroom Measurements not available  
 Kitchen 12.92 Ft x 12.92 Ft  
 Primary Bedroom 11.50 Ft x 12.08 Ft

Bedroom 9.33 Ft x 10.00 Ft  
 Bedroom 9.58 Ft x 9.83 Ft  
 3pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available

Listing Presented By:



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