



## 36 Sundown Common Cochrane Alberta

\$659,900

OPEN HOUSE: Saturday January 24th between 1-3pm. Welcome to this beautiful two storey home located in the desirable community of Sunset Ridge. This fully finished detached home offers over 2500sq ft of developed living space, featuring four bedrooms and three and a half bathrooms, perfect for families of all sizes. A bright, open-concept main floor showcases hardwood flooring and expansive windows that fill the space with natural light. The well appointed kitchen boasts dark maple cabinetry, gas cooktop, quartz countertops, stainless steel appliances with built-in microwave and oven, and a spacious walk-in pantry. The adjacent dining area opens to sliding patio doors leading outside to the fully landscaped, south-facing backyard, complete with a two-tiered deck; ideal for entertaining, relaxing, or enjoying sunny afternoons. An inviting living room features an electric fireplace framed by a stone surround, adding warmth and character to the space. Completing the main level is a convenient two-piece bathroom and direct access to the double attached garage. Upstairs, enjoy a spacious bonus room with vaulted ceilings, perfect for movie nights or family game nights. The primary suite is a true retreat, offering a luxurious five-piece ensuite with soaker tub, separate shower, double vanity, and a generous walk-in closet. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this level. The fully developed basement adds even more living space, featuring a recreation area, wet bar, three-piece bathroom, and an additional bedroom with a murphy bed; ideal for guests or a home office. Designed with sustainability in mind, this home is solar-ready for future energy efficiency and cost savings. Located just a short walk to the K-8 school and steps from parks and scenic pathways. Everyday conveniences, including a gas station, pub, and corner st...

Recreational, Games room 14.17 Ft x 10.92 Ft  
Bedroom 12.25 Ft x 10.08 Ft  
3pc Bathroom 7.92 Ft x 5.08 Ft  
Furnace 17.00 Ft x 12.00 Ft  
Kitchen 12.92 Ft x 11.92 Ft  
Pantry 4.33 Ft x 3.58 Ft

Other 4.92 Ft x 4.42 Ft  
Other 9.25 Ft x 7.50 Ft  
Primary Bedroom 14.92 Ft x 11.92 Ft  
Other 5.75 Ft x 5.50 Ft  
5pc Bathroom 10.58 Ft x 8.42 Ft  
Bedroom 11.08 Ft x 9.92 Ft  
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Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<https://lynnpPhillips.remaxmtnview.ca/>

### RE/MAX Realty Professionals

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Living room 16.92 Ft x 11.92 Ft

Dining room 10.00 Ft x 10.00 Ft

2pc Bathroom 8.75 Ft x 3.00 Ft

Foyer 8.92 Ft x 4.92 Ft

Other 4.50 Ft x 3.50 Ft

Bedroom 11.08 Ft x 9.83 Ft

4pc Bathroom 8.83 Ft x 6.25 Ft