



69 Sundown Avenue Cochrane Alberta

\$790,000

OPEN HOUSE - SUNDAY, AUGUST 10TH, 2:00-4:00PM Embark on a joyful family journey or seize a prime investment opportunity in Sunset Ridge, a vibrant community where winding walking paths, lively playgrounds, scenic nature trails, and well-rated elementary schools create an idyllic setting for lasting memories.

Positioned as the last house on the street at the current edge of town, this stunning 2,144sqft (above grade) two-story home, paired with a 587sqft one-bedroom basement fully legal suite, offers serene views over farm fields--though this tranquil backdrop may evolve with future development. Inside, the air-conditioned main floor welcomes you with a bright, open-concept layout, where extra side windows flood the cozy living room--complete with a gas fireplace--the spacious dining area, and modern kitchen with warm, natural light, perfect for family gatherings. The gourmet kitchen, equipped with a built-in gas cooktop and built-in oven, features a walk-through pantry connecting to a mudroom and garage, while a door opens to a back deck, patio, and expansive yard, ideal for children's play or summer barbecues. Elegant luxury vinyl plank flooring flows seamlessly throughout the entire home, enhancing its modern charm, while a convenient two-piece powder room adds everyday practicality to the main floor. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and luxurious five-piece ensuite, thoughtfully separated from two additional bedrooms and a four-piece bathroom by a versatile bonus room and practical laundry space, ensuring privacy for parents and room for kids to thrive. The fully developed basement legal suite, accessible via a separate side entrance with its own furnace and water heater, boasts a full kitchen, living area, bedroom, four-piece bathroom, in-suite laundry, and ample storage, all finished with the same sleek luxury v...

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 12.92 Ft x 12.75 Ft

Kitchen 12.25 Ft x 10.33 Ft

Living room/Dining room 16.08 Ft x 9.00 Ft

Storage 5.92 Ft x 4.00 Ft

Furnace 21.75 Ft x 15.92 Ft

Living room 14.00 Ft x 12.83 Ft

Pantry 7.42 Ft x 5.67 Ft

4pc Bathroom 10.17 Ft x 4.83 Ft

5pc Bathroom 11.92 Ft x 9.92 Ft

Bedroom 11.33 Ft x 9.92 Ft

Bedroom 11.58 Ft x 10.75 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX West Real Estate

<https://www.burtonrealestate.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

2pc Bathroom 5.08 Ft x 4.92 Ft
Dining room 11.50 Ft x 9.25 Ft
Foyer 11.92 Ft x 7.67 Ft
Kitchen 16.17 Ft x 11.42 Ft

Bonus Room 17.50 Ft x 14.08 Ft
Laundry room 8.75 Ft x 6.50 Ft
Primary Bedroom 17.83 Ft x 12.67 Ft