



## 72 Sundown Crescent Cochrane Alberta

**\$490,000**

For more information, please click the "More Information" button. Welcome to 72 Sundown Crescent, a laned house set on a quiet street in Sunset Ridge. The main floor features an open concept kitchen, living area and dining room. At the center of the kitchen, a spacious island with quartz countertops provides ample space for meal prep. The second level offers 3 bedrooms and 2 bathrooms, both with showers. The master bedroom also features a walk-in closet. Both levels are carpet-free and have been upgraded to hardwood floor. The unfinished basement provides a lot of storage space, and also gives you customization opportunities if you later decide to finish it. A full-width porch emphasizes the front of the house. At the back, a deck leads directly into the backyard garden. The backyard is fenced, and leads to a back lane with your own parking lot. The zoning and building code allows for the construction of a garage on the parking lot. Within walking distance, you will find walking trails, a pond, a school, and playgrounds. House Area: 1220 sqft (1820 including basement) Land Area: 300 m2 (id:6769)

Living room 11.83 Ft x 12.00 Ft  
Dining room 9.83 Ft x 9.92 Ft  
Kitchen 7.00 Ft x 11.42 Ft  
Other 4.75 Ft x 5.17 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft

Primary Bedroom 11.17 Ft x 11.42 Ft  
Bedroom 9.25 Ft x 9.83 Ft  
Bedroom 9.25 Ft x 9.92 Ft  
3pc Bathroom 7.00 Ft x 4.83 Ft  
4pc Bathroom 4.92 Ft x 4.83 Ft

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