



REALTOR®



# 96 Sundown Terrace Cochrane Alberta

\$539,900

OPEN HOUSE - SATURDAY, MARCH 14th & SUNDAY, MARCH 15th at 2:00-4:00PM. Welcome to 96 Sundown Terrace in the sought-after Sunset Ridge community of Cochrane! This move-in-ready, 2016 built, 2 Storey Semi-Detached home is priced at just \$539,900 and delivers outstanding value with 1,655 sqft above grade on a 2,691 sqft lot, featuring 3 bedrooms, 3 full bathrooms plus 1 half bath. Step inside to REAL HARDWOOD FLOORING in the living room, dining room, kitchen and hallway - warm, durable, and timeless. The FUNCTIONAL KITCHEN WITH QUARTZ COUNTERS makes meal prep effortless while the open design floods the main level with NATURAL LIGHT. Upstairs, the PRIMARY BEDROOM has walk-through closet to the SPACIOUS 3 PIECE ENSUITE, and the CENTRAL BONUS ROOM SPACE upstairs creates perfect separation and privacy between the primary and the other two bedrooms. The DEVELOPED BASEMENT with open recreation room, 3 piece bathroom and storage/utility space with built-in shelves adds versatile living space for a home office, play area, or guest suite. Outside, enjoy the SUNNY SOUTH BACK YARD with LARGE DECK AND PLENTY OF YARD LEFT FOR PLAY - ideal for BBQs, kids, and pets. The OVERSIZED SINGLE ATTACHED GARAGE (interior 13' x 23'6") easily fits your vehicle with tons of storage left over. Steps from Ranchview School, around the corner from a playground, and with direct access to ridge pathways that lead straight to the Cochrane Rancho trails - this is family-friendly living at its finest. Excellent space and value for the price in a welcoming community that just feels right. Whether you're a first-time buyer, growing family, or downsizer looking for low-maintenance living with room to live, this home delivers. (id:6769)

3pc Bathroom 9.00 Ft x 4.42 Ft  
Recreational, Games room 18.08 Ft x 16.17 Ft  
Storage 18.17 Ft x 17.58 Ft  
2pc Bathroom 5.08 Ft x 4.75 Ft  
Dining room 6.92 Ft x 6.67 Ft  
Foyer 9.00 Ft x 5.58 Ft  
Kitchen 13.08 Ft x 13.00 Ft

3pc Bathroom 9.08 Ft x 5.50 Ft  
4pc Bathroom 9.67 Ft x 6.08 Ft  
Bedroom 10.08 Ft x 10.08 Ft  
Bedroom 13.08 Ft x 9.75 Ft  
Bonus Room 14.00 Ft x 13.17 Ft  
Primary Bedroom 13.08 Ft x 12.67 Ft  
Laundry room 5.50 Ft x 3.58 Ft

Listing Presented By:



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