

**53 Sundown Grove**  
**Cochrane, Alberta**

**MLS # A2160792**



**\$985,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,500 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Insulated		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	26-59-12-W5
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	Curtains		

Discover Your Dream Home in Sunset Ridge! Nestled in the picturesque community of Sunset Ridge, this exceptional home is perfectly positioned on a sprawling CORNER LOT, offering breathtaking mountain, pond, and park VIEWS with NO NEIGHBOURS BEHIND you. Imagine waking up to serene, unobstructed views right from your own backyard, which features a fully fenced yard and a DECK designed for perfect outdoor entertaining. The property also boasts a convenient walking path along the side, adding to the charm and accessibility. Step inside to find an interior that blends luxury with functionality. The gourmet kitchen is a chef's dream, featuring QUARTZ countertops, full-height cabinetry, and a WALK-IN PANTRY. The main floor exudes elegance with engineered HARDWOOD flooring and a cozy gas FIREPLACE, creating the perfect ambiance for relaxing evenings. With AIR CONDITIONING and TRIPLE-PANE WINDOWS—enhanced by Hunter Douglas window coverings (some AUTOMATED)—this home is designed for year-round comfort and energy efficiency. Upstairs, you'll find a versatile bonus room that can easily serve as a family room or play area, along with a convenient LAUNDRY ROOM and three generously sized bedrooms. The primary suite is your private sanctuary, complete with an ENSUITE bathroom that includes DOUBLE VANITIES, TWO WALK-IN CLOSETS, and a luxurious SOAKER TUB, providing the perfect retreat after a long day. The FULLY FINISHED WALKOUT basement extends your living space with a fourth bedroom, a bathroom with a tiled stand-up shower, an OFFICE for remote work, and an additional living room that could double as a media room or guest suite. This home in Sunset Ridge offers the perfect blend of luxury, comfort, and stunning natural beauty. Don't miss your chance to make it

yours&mdash;schedule a viewing today and step into the lifestyle you've always dreamed of!