# **\$484,900 - 310 Sundown Road, Cochrane**

MLS® #A2181149

## \$484,900

3 Bedroom, 3.00 Bathroom, 1,158 sqft Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

Introducing The Beautiful Troon Model by Douglas Homes Master Builder... This exceptional 1,158 sq. ft. townhome, with 3 bedrooms and 2.5 bathrooms, offers the perfect blend of modern elegance and practical design—ideal for families, first-time buyers, or those

looking to downsize without sacrificing quality. Upon entering, you'll be welcomed by a spacious open-concept main floor with soaring 9' ceilings

and large windows that flood the home with natural light, creating a warm, inviting atmosphere. The main level is beautifully finished with

engineered hardwood flooring that adds a touch of luxury throughout the space. The kitchen is a highlight, featuring premium builder's grade

stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for daily cooking or entertaining. Adjacent to the kitchen is

a bright and cozy dining nook, and a well-sized great room that flows seamlessly together for gatherings or family time. Upstairs, the generously

sized primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed ensuite. Two additional bedrooms, perfect for children, guests, or a home office, share a full

bathroom. This model offers sought-after features such as no condo fees, a rear garage,







a treated

wood deck, a front concrete pad, and fully landscaped front and rear yards, providing comfort and convenience in a

low-maintenance package.

With its elegant finishes and thoughtful design, the St. Andrews Model is a great option for those making the leap from renting to owning, or

anyone seeking an affordable yet high-quality home. \*\*Key Features: | Townhouse | No Condo Fees | Rear Garage | Front Concrete Pad | 9' Main

Floor Ceilings | Treated Wood Deck | Full Landscaping (Front & Back) | Quartz

Countertops | Engineered Hardwood on Main Floor | Built-in Desk |

This home will soon be move-in ready around Spring of 2025, making it the perfect opportunity for those seeking a modern,

low-maintenance

lifestyle in the desirable Sunset Ridge community.

\*\*\* Pictures from our beautiful Troon Model Showhome. This listing has a slightly different interior finishing package than as shown in the pictures presented here. (Attention fellow agents: Please read the private remarks.)

Built in 2024

#### **Essential Information**

MLS® # A2181149
Price \$484,900
Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,158
Acres 0.05
Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 310 Sundown Road

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3H2

## **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Closet Organizers, Kitchen Island, Quartz Counters, Recessed Lighting

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Lighting

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 30th, 2024

Days on Market 129

Zoning R-MD

HOA Fees 153

HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Canyon Creek

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