

7 Sundown Terrace Cochrane, Alberta

MLS # A2166784



\$649,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,769 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	(R-LD)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: Itemized included furnishings list in supplements.

((OPEN HOUSE SUNDAY SEPT 22nd 1 - 3pm)) This FORMER SHOWHOME (has only been occupied for the past 2 years) shows 10/10! The impressive curb appeal boasts UPGRADED LANDSCAPING and an INSULATED DOUBLE GARAGE. Upon entry upgraded tile floors, and a handy mudroom keeps things tidy during those winter months. Upgraded HARDWOOD floors flow to the impressive kitchen with STONE COUNTERTOPS, amaretto cabinetry, a dedicated pantry and loads of space for all of your storage needs! The attached living room is a focal point for entertaining with its cozy FIREPLACE. The rear deck becomes a bonus main floor living area to entertain friends and family on those warm summer days. Heading upstairs the bonus room is well lit with upgraded SKYLIGHTS and maple railings. The master retreat boasts a 5 piece bath and large walk in closet. There is a convenient laundry room on this level, and 2 more bedrooms and a 4 piece bath for the kids. With hunter douglas blinds, TRIPLE PANE WINDOWS, CENTRAL A/C and underground IRRIGATION this home has it all! The property also comes FULLY FURNISHED! Here is a turnkey property that could be an instant AirBnB if one wished. Book your private showing today!