14 sundown Close
Cochrane, Alberta

MLS # A2268387

$649,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,372 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-LD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions:	N/A

Welcome to 14 Sundown Close in beautiful Sunset Ridge, Cochrane! This impressive 4-bedroom, 3-bathroom home by Homes by Avi offers modern design, family comfort, and exceptional flexibility. The bright, open-concept main floor features a gourmet kitchen with quartz countertops, premium stainless steel appliances, and ample cabinetry, flowing seamlessly into the inviting living room with a cozy fireplace—perfect for relaxing or entertaining. A main floor bedroom and full bathroom provide ideal space for guests, extended family, or a home office. Upstairs, enjoy three spacious bedrooms plus a large bonus room—perfect for movie nights or a play area. The luxurious primary suite includes a spa-inspired 5-piece ensuite with a soaker tub, glass shower, and dual sinks, while upper laundry and another full bathroom add everyday convenience. The unfinished basement includes a separate side entrance and large egress windows, which may provide potential for the development of a future secondary suite or recreation space. Any secondary suite development is subject to review, approval, and permitting by the applicable city or municipal authorities. Located close to Ranchview School, parks, and scenic walking trails, this home perfectly blends style, space, and community living. Book your private showing today! Selling agent has interest in property.