

**16 Sundown Place  
Cochrane, Alberta**

**MLS # A2269276**

**\$509,900**



<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** none

Excellent value in Sunset Ridge ... Introducing the Edinburgh by Douglas Homes Master Builder ... a stylish three-storey townhouse offering 3 bedrooms, 2.5 bathrooms, and a double-attached garage, all with no condo fees. Thoughtfully designed for comfort and convenience, this home features a ground-level flex room that's perfect for a home office, gym, or hobby space. The open-concept main floor showcases 9' ceilings, engineered hardwood throughout, and a bright living area anchored by an electric fireplace. The modern kitchen is finished with quartz countertops, stainless-steel appliances, and a central island that's ideal for casual dining and entertaining. Upstairs, you'll find three bedrooms including a spacious primary suite with walk-in closet and private ensuite, along with the convenience of upper-floor laundry. Completing the home are a raised treated-wood deck, full front landscaping, and a concrete patio ready to enjoy from the moment you move in. Located in the family-friendly community of Sunset Ridge, you're close to RancheView School, parks, and pathways with easy access to Calgary and the mountains. Quick possession available. Key Highlights | Three-Storey Townhouse | No Condo Fees | Double-Attached Garage | Ground-Level Flex Room | Full Landscaping | 9' Ceilings | Quartz Countertops | Engineered Hardwood on Main | Upper-Floor Laundry | Electric Fireplace | Treated Wood Deck | Concrete Patio Please note: Landscaping and yard completion are seasonal items and subject to weather conditions.