

**72 Sundown Crescent
Cochrane, Alberta**

MLS # A2286593



\$490,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,230 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Ceiling, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		
Inclusions:	n/a		

For more information, please click the "More Information" button. Welcome to 72 Sundown Crescent, a laned house set on a quiet street in Sunset Ridge. The main floor features an open concept kitchen, living area and dining room. At the center of the kitchen, a spacious island with quartz countertops provides ample space for meal prep. The second level offers 3 bedrooms and 2 bathrooms, both with showers. The master bedroom also features a walk-in closet. Both levels are carpet-free and have been upgraded to hardwood floor. The unfinished basement provides a lot of storage space, and also gives you customization opportunities if you later decide to finish it. A full-width porch emphasizes the front of the house. At the back, a deck leads directly into the backyard garden. The backyard is fenced, and leads to a back lane with your own parking lot. The zoning and building code allows for the construction of a garage on the parking lot. Within walking distance, you will find walking trails, a pond, a school, and playgrounds. House Area: 1220 sqft (1820 including basement) Land Area: 300 m2