



THE
A-TEAM

**RE/MAX
FIRST**

322 SUNDOWN Road, Cochrane T4C 3H2

MLS®#: **A2193822**

Area: **Sunset Ridge**

Listing Date: **02/11/25**

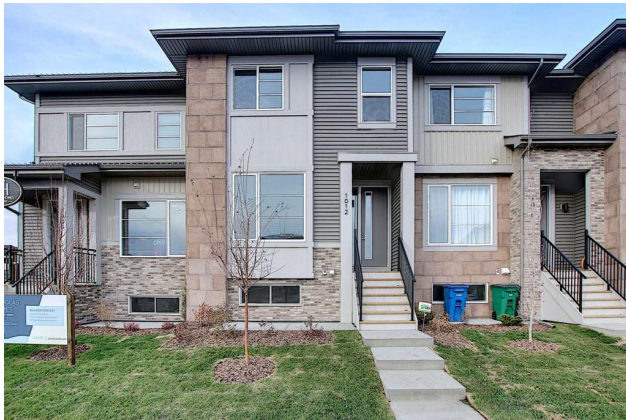
List Price: **\$529,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 25-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Cochrane

Year Built:

2025

Lot Information

Lot Sz Ar:

2,534 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,262

Low Sqft:

Ttl Sqft:

1,262

DOM

66

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator

Int Feat:

Closet Organizers,Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	11`4" x 12`1"	Bedroom	Upper	9`6" x 9`10"
Bedroom	Upper	9`4" x 10`0"	4pc Bathroom	Upper	
3pc Ensuite bath	Upper		2pc Bathroom	Main	
Great Room	Main	13`7" x 14`6"	Nook	Main	12`8" x 9`6"
Kitchen	Main	13`6" x 14`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MD

2311703

Remarks

Pub Rmks: **Terrific Value... Introducing the Stunning St. Andrews Model by Douglas Homes Master Builder... This exceptional End Unit townhome has 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 double detached 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 St. Andrews 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.)**

Inclusions: **None**
Property Listed By: **MaxWell Canyon Creek**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





