

\$645,000 - 239 Sundown Road, Cochrane

MLS® #A2233348

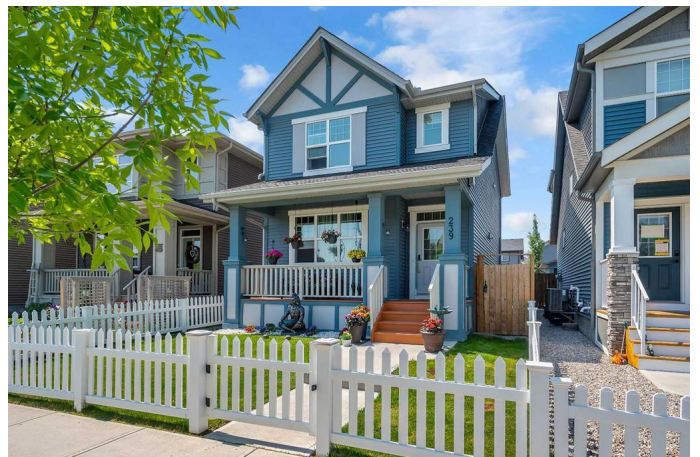
\$645,000

4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to Sunset Ridge, Cochrane's #1 neighborhood in 2024! This stunning home boasts 2,100 sq ft of living space, featuring 3+1 spacious bedrooms and 2.5+1 bathrooms, perfect for families or those who love to entertain. The open floor plan on the main level is flooded with natural light, thanks to the large windows and east-facing orientation. The gallery-style kitchen is a culinary dream, equipped with upgraded stainless steel appliances, beautiful quartz countertops, and a massive center island ideal for food preparation and casual dining. The spacious living room perfect for enjoying quality time with loved ones, whether it's watching movies, playing games, or just hanging. The dedicated dining area can comfortably fit a 6-seat table, making it perfect for family dinners or social gatherings. Upstairs, the spacious master bedroom is a serene retreat, complete with a walk-in closet and a 3-piece ensuite. Two additional generous-sized bedrooms and a 4-piece bathroom ensure that everyone in the family has plenty of space. The laundry area on this level adds convenience to the daily routine. The finished basement is an entertainer's paradise, featuring LVP flooring, a rec area with a built-in home theatre system, and a separate area for gym enthusiasts. The additional bedroom and bathroom with custom tiled shower in the basement offer flexibility for guests, teenagers, or a home office. This incredible home is equipped with central air conditioning to beat the summer heat, a



Culligan water filter system for clean drinking water, and permanent exterior lights for holiday decorating. The front yard features a full-length porch, perfect for enjoying coffee at sunrise, while the backyard oasis boasts a deck and a low-maintenance, professionally landscaped yard. A double detached garage provides ample parking and storage space. Located in a highly sought-after neighborhood, this home is steps away from schools, walking trails, shopping, and amenities, with a quick drive to Calgary. Don't miss this incredible opportunity to own a piece of Cochrane's best! Contact your preferred realtor to schedule a viewing and experience this beautiful house for yourself

Built in 2019

Essential Information

MLS® #	A2233348
Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,480
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	239 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 2R3

Amenities

Amenities None
Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Window Coverings
Heating Forced Air
Cooling Central Air
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2025
Days on Market 3
Zoning R-MX
HOA Fees 146
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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