\$749,900 - 108 Sundown Place, Cochrane

MLS® #A2223291

\$749,900

3 Bedroom, 3.00 Bathroom, 2,078 sqft Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your new home, 108 Sundown Place, the home you have been waiting for where no small detail has been overlooked. This stunning 3 bedroom home backing greenspace has been thoughtfully designed & impeccably finished. Step into refined comfort with this meticulousy maintained 2 storey home- a perfect blend of luxury, functionality and natural beauty, backing onto scenic green space in the desirable community of Sunset Ridge. From the moment you enter, you're welcomed by a spacious, light filled foyer with double closet and additional window setting the tone for the high-end touches throughout. The open-concept main floor showcases a chef-inspired kitchen with high-end appliances, granite counters, an oversized island with plenty of storage, plus a butlers pantry for added convenience and prep space. Continuing with the open-concept is the bright designated dining area and cozy living room featuring a stunning fireplace and large window that captures the beautiful backyard views. Completing the main floor are a 1/2 bath & an upgraded mudroom that ensures everyday convenience is met which has been brilliantly thought through with functional utility and closet space with all wood shelving, storage bench, coat hooks & don't miss the built-in pet dish area. Upstairs, the vaulted bonus room greets you with a stunning custom built-in entertainment unit providing the perfect family retreat for movie or sports night. The luxurious primary suite is a real treat; the







oversized bedroom with vaulted ceiling has a beautifully appointed feature wall leading into a spa-like ensuite with dual vanity, separate soaker tub and shower completed by a walk-in closet with built-ins. Bedrooms 2 & 3 are each a generous size with walk-in closets; Primary & guest bedrooms have 'smart' ceiling fans. The main 4pc family bathroom is appointed to the same standard as the rest of the home. Completing the upper level is your convenient, functional laundry room with built-in cabintry including slide-in laundry hampers, folding counter and custom built hanging racks & hooks. Outside your rear yard is a private oasis, with a 2-tier custom maintance free composite deck with thoughtful under-deck storage, privacy screen, dedicated BBQ deck with gas line, expansive lounging area and hot tub overlooking green-space. Your double attached garage is insulated, drywalled and painted continuing with the prestine image this home offers. The basement is a blank canvas for your future needs with 3pc bathroom rough-in & large window. A few additional features include: Central Air Conditioning, all upgraded light fixtures, vacuflo rough-in, knockdown celings, rear phantom door screen, HRV system, widened aggregate driveway for an additional useable space, concrete & stone work at the side of the home for practicality and balance of New Home Warranty. Every inch of this home reflects careful craftsmanship & premium finishes - this is your opportunity to own a truly turn-key home in a sought after location.

Built in 2018

Essential Information

MLS® # A2223291 Price \$749,900

Bedrooms 3

Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 2,078
Acres 0.08
Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 108 Sundown Place

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2T3

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Insulated

of Garages 2

Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s),

Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings, Wine Refrigerator

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped,

No Neighbours Behind, Rectangular Lot, Street Lighting, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025

Days on Market 16

Zoning R-LD

HOA Fees 153

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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