

# \$645,000 - 239 Sundown Road, Cochrane

MLS® #A2233348

**\$645,000**

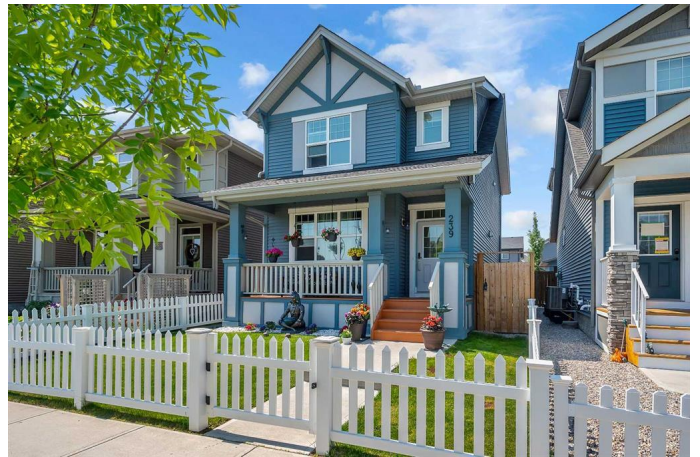
4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

\*\*\* OPEN HOUSE JUNE 28 | 2PM - 5PM \*\*\*

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	7
Zoning	R-MX
HOA Fees	146
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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