

# \$614,900 - 88 Sundown Manor, Cochrane

MLS® #A2239722

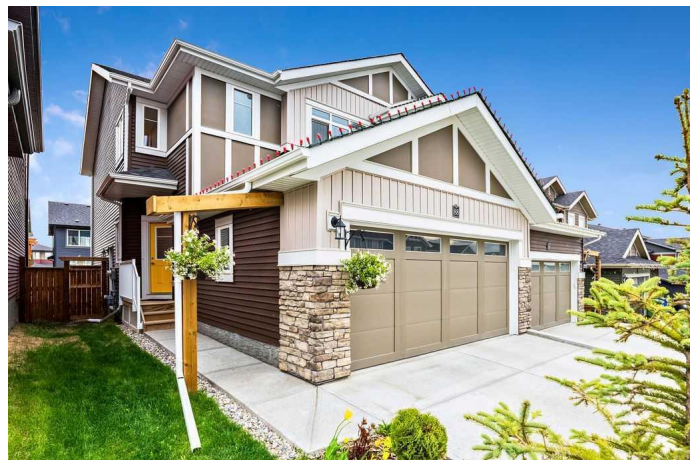
**\$614,900**

3 Bedroom, 4.00 Bathroom, 1,615 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Discover this beautifully developed family home in the sought-after community of Sunset Ridge! This impeccably maintained, turnkey residence is fully finished and ready for you to move in and start enjoying. Step into the spacious and inviting foyer—an ideal space to welcome guests. The open-concept kitchen is designed with both functionality and style in mind, featuring gleaming quartz countertops, a large central island, a full pantry, and stainless steel appliances. Whether you're preparing meals or entertaining friends, this kitchen is sure to impress. The adjacent living and dining areas offer a seamless flow, perfect for hosting gatherings or relaxing with family. The dining room seamlessly flows into a sun-drenched, professionally landscaped backyard oasis, complete with an expansive deck, custom privacy screen, and mature trees—perfect for private outdoor relaxation or entertaining. Upstairs, a cozy bonus room awaits—ideal for a home office, reading nook, or playroom. The expansive primary suite features a walk-in closet and a beautifully appointed ensuite with a large quartz vanity and built-in shelving. An upstairs laundry room adds convenience, while two additional bedrooms and a full bathroom complete this level. The professionally developed lower level offers a large family/recreation room and a full bathroom—perfect for movie nights, a home gym, or extra space for guests. Additional features include an attached garage with built-in storage solutions, ideal for keeping



your space organized. Perfectly situated near Ranchview K-8 School, extensive walking paths, and a wide array of amenities, this home offers everything you need, all while enjoying the breathtaking Rocky Mountain views that Sunset Ridge is known for. Donâ€™t miss this opportunityâ€”book your private showing today and make this exceptional home yours!

Built in 2021

**Essential Information**

MLS® #	A2239722
Price	\$614,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,615
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	88 Sundown Manor
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0M7

**Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Lighting, Rain Gutters  
Lot Description Back Yard, Few Trees, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 16th, 2025  
Days on Market 11  
Zoning R-MX  
HOA Fees 153  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.