\$849,900 - 100 Sundown Grove, Cochrane

MLS® #A2252704

\$849,900

4 Bedroom, 4.00 Bathroom, 2,086 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Stunning, Move-In Ready Home with Mountain Views, Designer Finishes & Extra Yard Space. This beautifully maintained home is perfectly positioned on a desirable south-facing corner lot, just steps from Ranchview School. With extra yard space, abundant natural light from oversized windows, and a long list of recent upgrades, this property is truly move-in ready. Inside, you'II find modern comfort with air conditioning, plantation shutters on the main floor, and custom blinds in the primary bedroom. The thoughtful floor plan features a versatile main floor office, perfect for working from home or a quiet study space, and a spacious bonus room on the upper level, ideal for a playroom, media lounge, or family retreat. This 4-bedroom home features an open layout that is bright and inviting, complemented by convenient details such as rough-ins for a hot tub and electric vehicle charging, which add value. Enjoy effortless living with a central vacuum system and motorized blinds on the deck door and tall stairwell window, ideal for taking in spectacular mountain sunsets. The professionally finished basement, designed by an interior designer, is both stylish and functional. A storage lover's dream, it features custom floor-to-ceiling built-ins and a seamless flow of high-quality finishes throughout. Highlights include a spacious additional bedroom, granite countertops, a dry bar with under-counter ambient lighting, a mini-fridge, microwave, and a beautifully appointed 3-piece bathroom with a







stand-alone shower. Outdoor living shines with an extended 12-foot deck complete with custom wood bench seating, perfect for family BBQs. The backyard continues the theme with matching benches surrounding a cozy fire pit. At night, string lights transform the space into a warm, inviting retreat, the perfect spot to relax and enjoy stunning sunsets. Recent upgrades within the last 1â€"2 years include: A/C, a fully finished basement with a bedroom, a central vacuum, and an extended deck with custom seating. Offering the perfect blend of function, beauty, and comfort inside and out, this home is a rare find in one of the community's most desirable locations. Call today for your personal viewing.

Built in 2014

Essential Information

MLS® # A2252704 Price \$849,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,086
Acres 0.10
Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 100 Sundown Grove

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta

Postal Code T4C 0X5

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bar, Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island,

No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer,

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

Washer, Window Coverings, Wine Refrigerator

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Mantle, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Private Yard

Lot Description Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn,

Street Lighting

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 30th, 2025

Days on Market 47

Zoning R-LD

Listing Details

Listing Office 2% Realty

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