\$639,000 - 304 Sundown View, Cochrane

MLS® #A2207717

\$639,000

3 Bedroom, 4.00 Bathroom, 1,780 sqft Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Nestled on a quiet street with a park in the highly desirable Sunset Ridge community, this beautifully designed 3-bedroom, 3.5-bath home offers the perfect blend of modern finishings and everyday comforts you wish for in a home. With stylish details, and plenty of space for the whole family, it is truly a must-see! You will love the modern open concept kitchen, featuring granite countertops, stainless steel appliances, a large eat-in island, extra tall cabinets, and walk in pantry. The kitchen overlooks the inviting living room with a cozy gas fireplace. The dining area leads into a lovely covered deck and stone patio, creating an outdoor living room feel. The low-maintenance backyard includes a garden shed for extra storage and a number of trees, berry bushes, and a garden. Completing the main level is a convenient 2 piece bath and a double attached garage, which includes windows to let in daylight and an electric vehicle charging outlet. Upstairs you notice the beautiful engineered hardwood flooring and will be greeted by a large bonus room bathed in natural light, making it an ideal media lounge, playroom or office area. The primary suite is a relaxing retreat with a walk-in closet, dual vanities, a walk-in shower, and a large soaking tub. Completing this level are two additional bedrooms, full 4-piece bath, and convenient laundry room. The lower level is fully finished providing a spacious recreation area, wet bar, 3 piece bathroom and storage. This home is Certified Built Green, has central







air conditioning, central vacuum, water softener, furnace UV air purifier, and is located close to parks, school, and walking trails. This home is fully finished, move-in ready, and in a fantastic location - book your showing today.

Built in 2018

Essential Information

MLS® # A2207717 Price \$639,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,780 Acres 0.08 Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 304 Sundown View

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2R2

Amenities

Amenities Park, Playground

Parking Spaces 4

Parking Double Garage Attached, Insulated, In Garage Electric Vehicle Charging

Station(s), Garage Door Opener

of Garages 2

Interior

Interior Features Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Soaking Tub, Walk-In Closet(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range,

Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water

Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Private Yard

Lot Description Back Yard, Garden, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025

Days on Market 11

Zoning R-LD HOA Fees 146 HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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