

# \$599,900 - 252 Sundown Road, Cochrane

MLS® #A2195911

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,790 sqft  
Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

This stunning home in the much sought after community of Sunset Ridge boasts exceptional curb appeal, welcoming you with an inviting front porch—perfect for relaxing with a book or simply enjoying the surroundings. Inside, a bright office/flex room and a convenient powder room set the tone for this well-designed layout.

The spacious great room seamlessly connects to a chef's kitchen, featuring a walk-in pantry, stainless steel appliances, quartz countertops, and a large island—ideal for entertaining and family gatherings. Wide-plank laminate flooring adds warmth and elegance throughout the main level.

Upstairs, the generous primary suite offers a luxurious ensuite with a double vanity and a walk-in closet. Two additional bedrooms, a four-piece bath, and a convenient laundry area complete the second floor.

The lower level is partially finished, providing an excellent opportunity to personalize the space. Outside, the fenced and landscaped yard includes a newly built detached double garage.

Freshly painted and lovingly maintained, this home is move-in ready. Don't miss your chance—schedule a private showing with your trusted realtor today and secure your place in one of Canada's fastest-growing communities.

Built in 2018



## Essential Information

MLS® #	A2195911
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,790
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	252 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R3

## Amenities

Amenities	Park
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, On Street
# of Garages	2

## Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 20th, 2025
Days on Market	50
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.