

# \$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        | Double Garage Detached, Garage Door Opener, Alley Access, 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, Rectangular Lot, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Stucco, Vinyl Siding   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 44                  |
| Zoning         | R-MX                |
| HOA Fees       | 153                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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