

# \$639,000 - 239 Sundown Road, Cochrane

MLS® #A2233348

**\$639,000**

4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

**\*\*PRICE IMPROVEMENT\*\*OPEN HOUSE**

**JULY 27 | 1 PM - 3 PM\*\*** Welcome to Sunset

Ridge, Cochrane's #1 neighborhood in 2024!

This stunning home boasts 2,100 sq ft of living

space, featuring 3+1 spacious bedrooms and

2.5+1 bathrooms, perfect for families or those

who love to entertain. The open floor plan on

the main level is flooded with natural light,

thanks to the large windows and east-facing

orientation. The gallery-style kitchen is a

culinary dream, equipped with upgraded

stainless steel appliances, beautiful quartz

countertops, and a massive center island ideal

for food preparation and casual dining. The

spacious living room perfect for enjoying

quality time with loved ones, whether it's

watching movies, playing games, or just

hanging. The dedicated dining area can

comfortably fit a 6-seat table, making it perfect

for family dinners or social gatherings.

Upstairs, the spacious master bedroom is a

serene retreat, complete with a walk-in closet

and a 3-piece ensuite. Two additional

generous-sized bedrooms and a 4-piece

bathroom ensure that everyone in the family

has plenty of space. The laundry area on this

level adds convenience to the daily routine.

The finished basement is an entertainer's

paradise, featuring LVP flooring, a rec area

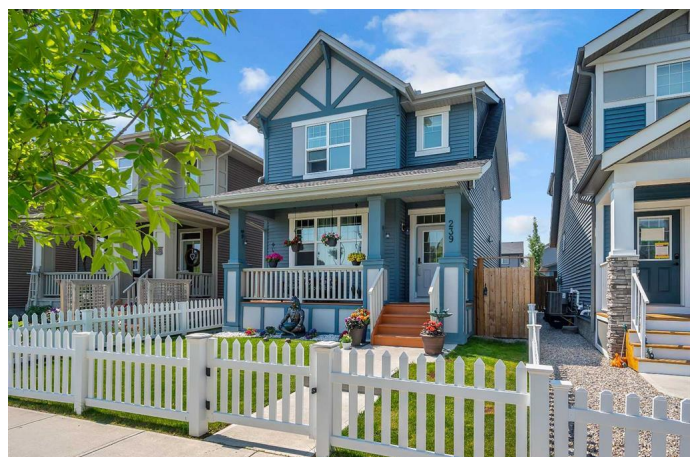
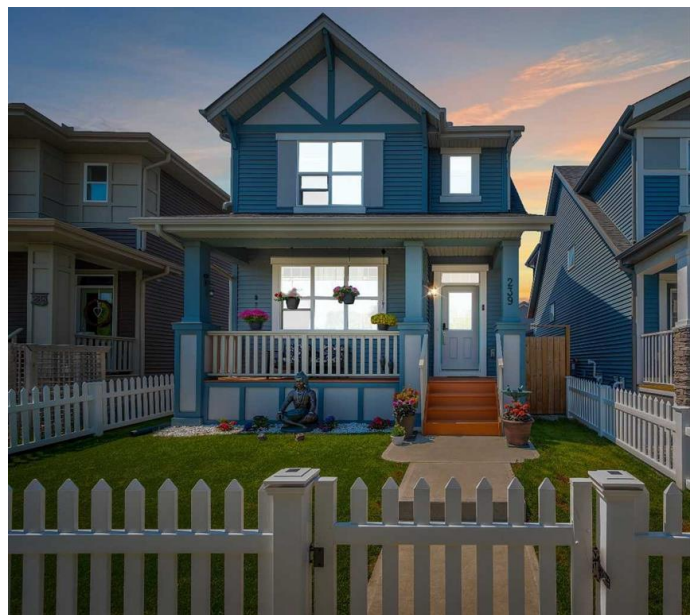
with a built-in home theatre system, and a

separate area for gym enthusiasts. The

additional bedroom and bathroom with custom

tilled shower in the basement offer flexibility for

guests, teenagers, or a home office. This



incredible home is equipped with central air conditioning to beat the summer heat, a Culligan water filter system for clean drinking water, and permanent exterior lights for holiday decorating. The front yard features a full-length porch, perfect for enjoying coffee at sunrise, while the backyard oasis boasts a deck and a low-maintenance, professionally landscaped yard. A double detached garage provides ample parking and storage space. Located in a highly sought-after neighborhood, this home is steps away from schools, walking trails, shopping, and amenities, with a quick drive to Calgary. Don't miss this incredible opportunity to own a piece of Cochrane's best! Contact your preferred realtor to schedule a viewing and experience this beautiful house for yourself

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233348    |
| Price          | \$639,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,480       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 239 Sundown Road |
| Subdivision | Sunset Ridge     |
| City        | Cochrane         |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2R3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Window Coverings                  |
| Heating           | Forced Air                                                                                      |
| Cooling           | Central Air                                                                                     |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding                                                                 |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 46              |
| Zoning         | R-MX            |
| HOA Fees       | 146             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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