

# \$599,000 - 239 Sundown Road, Cochrane

MLS® #A2262360

**\$599,000**

4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained 2-story home offering over 2,100 sq ft of living space in Cochrane's award-winning Sunset Ridge community. Featuring 4 bedrooms and 3.5 bathrooms, this home is designed for comfort, style, and family living.

The open-concept main floor is filled with natural light from large east-facing windows. The gallery-style kitchen is equipped with upgraded stainless steel appliances (including a new refrigerator), quartz countertops, a center island, and beautiful cabinetry—perfect for daily living and entertaining. The spacious living room and dedicated dining area provide ample space for gatherings.

Upstairs, the primary suite is a true retreat with a walk-in closet and 3-piece ensuite. Two additional bedrooms, a 4-piece bath, and a convenient laundry area with a 2-in-1 washer-dryer combo complete the upper level.

The fully finished basement features luxury vinyl plank flooring, a rec area with a built-in home theatre with projector screen and machine, a separate gym space, a fourth bedroom, and a custom-tiled bathroom—ideal for guests, teens, or a home office.

Enjoy central air conditioning, a Culligan water filter system, and permanent exterior lights. Outdoor living is enhanced by an extended



deck, professionally landscaped low-maintenance yard with a fire pit, and a full-length front porch. The double detached garage with back alley access offers ample parking and storage.

Located on a quiet road, this home is within walking distance to RancheView School, trails, parks, shopping, and amenities, with quick access to Calgary.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262360    |
| Price          | \$599,000   |
| 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      | Other |
| Parking Spaces | 2     |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                    |
| Cooling           | Central Air                                                                                                                                |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                             |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Lighting                                            |
| Lot Description   | Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 8                  |
| Zoning         | R-MX               |
| HOA Fees       | 146                |
| HOA Fees Freq. | ANN                |

## Listing Details

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

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