

\$599,000 - 377 Sundown Road, Cochrane

MLS® #A2263669

\$599,000

4 Bedroom, 4.00 Bathroom, 1,221 sqft

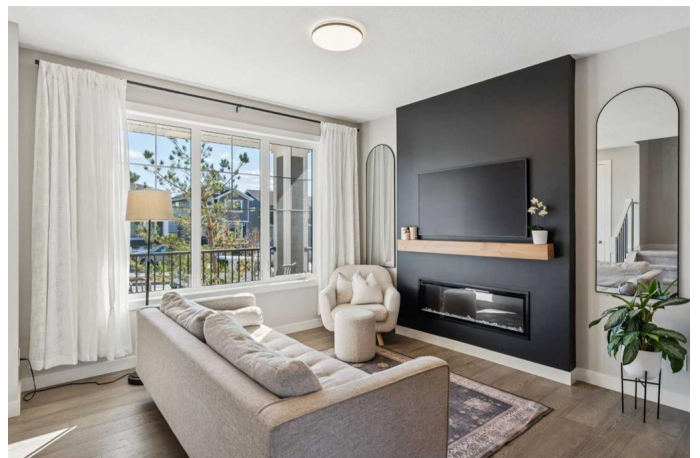
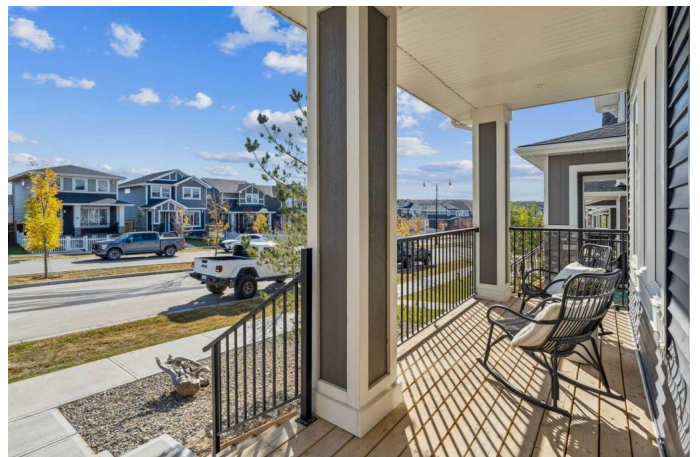
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE: October 25/26, 1pm-3pm.

Welcome to this beautifully upgraded detached home in desirable Sunset Ridge, offering 1741 sq. ft. of developed living space.

Located just steps from the local school and the future community centre, this property is ideal for families looking to settle into one of Cochrane's most vibrant communities. The charming east-facing front porch invites you to your new favourite coffee spot. The large, west-facing backyard enjoys plenty of afternoon sun, with neighbours set back for added privacy, and a paved back lane. A two-car parking pad is tucked neatly inside the fenced yard, offering a prime opportunity to create a custom garage, workshop, or studio tailored to your needs. Mountain views await from the site of your future deck. The professionally installed stone patio and upgraded fencing elevate the outdoor space beyond standard builder finishes, creating a polished and private retreat for relaxing or entertaining. A dedicated dog run is perfect for pet owners and even has a private side entrance. Inside this meticulously cared for home, you'll find a bright, airy layout with stylish upgrades throughout, including a modern electric fireplace in the main living area. The upstairs features comfortable bedrooms with blackout blinds and a spacious primary suite complete with a walk-in closet. The professionally designed and finished basement adds a fourth bedroom with its own walk-in closet, ideal for guests, teens, or



extended family. A dry bar in the rec room anchors the space, with designer tile adding a fun feature wall. Ample storage is located throughout the home, and, on the exterior you can access a large storage space beneath the front porch. Additional comforts include central A/C, water softener, and a HEPA air filtration system, ensuring year-round comfort and peace of mind. The kitchen appliances are upgraded, and include a Bosch dishwasher. This home offers exceptional value under and is move-in ready! Book your showing today!

Built in 2022

Essential Information

MLS® #	A2263669
Price	\$599,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,221
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	377 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2A6

Amenities

Amenities	Other
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Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Dry Bar, High Ceilings, No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Dog Run, Garden, Private Entrance
Lot Description	Back Lane, Dog Run Fenced In, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	16
Zoning	R-MX
HOA Fees	146
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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