

\$499,980 - 83 Sundown Manor, Cochrane

MLS® #A2220990

\$499,980

4 Bedroom, 3.00 Bathroom, 1,565 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE SATURDAY MAY 17 2-4PM.

Incredible value for an attached 1565 sq. foot home!

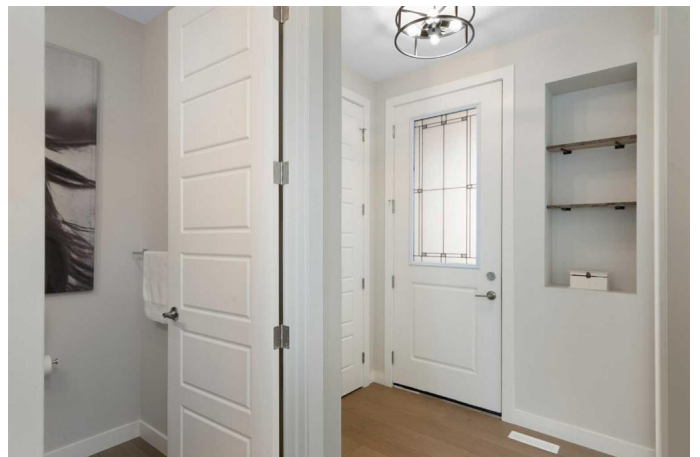
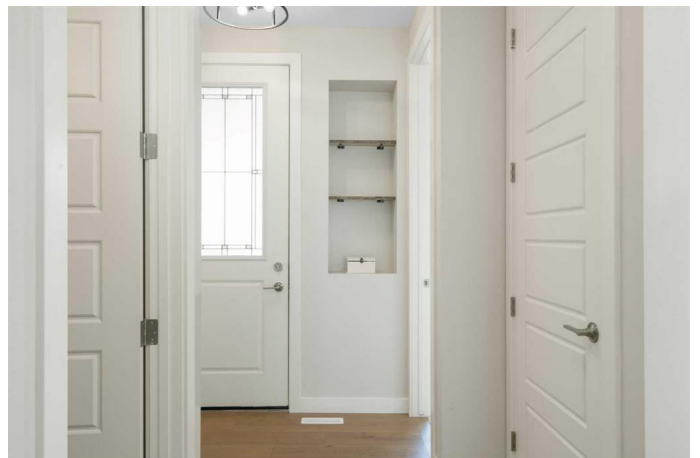
Welcome to this beautiful two-storey home located in the highly desirable community of Sunset Ridge. Designed with both functionality and natural light in mind, the open-concept main floor features soaring 9-foot ceilings, elegant 8-foot doors, and large windows that fill the space with natural light, creating a bright and welcoming atmosphere.

Just off the front entrance, you'll find a versatile roomâ€”perfect for a home office, den, or potential fourth bedroom. The kitchen is a true standout, offering stainless steel appliances, quartz countertops, pantry, a central island, and generous counter and storage spaceâ€”ideal for both everyday living and entertaining.

Upstairs features three spacious bedrooms, including a well-appointed primary bedroom complete with a walk-in closet and private ensuite. A full bathroom and a large, convenient laundry room add to the upper levelâ€™s comfort and functionality.

The unfinished basementâ€”with a separate side entranceâ€”offers incredible potential for future development, making this a fantastic option for investors or multi-generational living. Step outside to enjoy the west facing fenced backyard, perfect for children, pets, and outdoor gatherings.

Located just steps from walking trails, green spaces, and the future community centre with



soccer fields and outdoor amenities, this home is perfectly positioned for families and outdoor enthusiasts alike.

Donâ€™t miss this incredible opportunityâ€”book your showing today!

Built in 2023

Essential Information

MLS® #	A2220990
Price	\$499,980
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,565
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	83 Sundown Manor
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3H8

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Zoning	R-MX
HOA Fees	146
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.