# \$634,900 - 36 Sundown Avenue, Cochrane

MLS® #A2246660

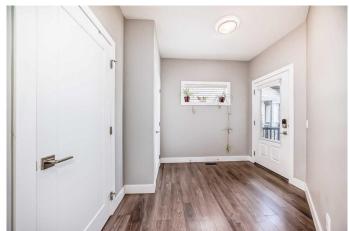
## \$634,900

4 Bedroom, 4.00 Bathroom, 1,608 sqft Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your new Home, nestled in the highly sought-after neighborhood of Sunset Ridge, this beautiful, fully finished 4-bedroom, 3.5-bathroom home is the epitome of modern living. Offering an exceptional layout with plenty of useable living spaces & plenty of natural light, this home has been well maintained and is ready for you to move in! Step into the heart of the homeâ€"a chef-inspired kitchen featuring quartz countertops, high-end stainless steel appliances, and ample cabinetry for all your culinary needs. The open-concept design flows seamlessly into a spacious dining and living area, perfect for both entertaining and everyday family living. Upstairs, enjoy your ample primary suite, complete with a walk-in closet and ensuite bathroom featuring a dual quartz vanity and a walk-in shower. Two additional bedrooms are generously sized, providing plenty of space for family or guests, your bonus room offers even more living options & completing the upper level is a 4pc bathroom & laundry. The lower level is fully finished with a generous family room, 4th bedroom & 4 pc bathroom - finished to the same standard of the rest of the home. The south-facing backyard is a true highlight, with a large two-tier composite deck complete with gazebo, ideal for summer BBQs, relaxation, or outdoor entertaining. Whether you're hosting or unwinding after a long day, this space will become your favorite retreat. Additional features include central air conditioning, HRV







system, high-end finishes throughout, and a double attached garage that is insulated and drywalled. With close proximity to schools, shopping, parks, and walking trails, this home offers the perfect balance of tranquility and convenience.

#### Built in 2019

#### **Essential Information**

MLS® # A2246660 Price \$634,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,608 Acres 0.08

Year Built 2019

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

# **Community Information**

Address 36 Sundown Avenue

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2T3

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open

Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Microwave, Range Hood, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Cul-De-Sac, Gazebo, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed August 7th, 2025

Days on Market 2

Zoning R-LD

HOA Fees 146

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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