

\$749,500 - 134 Sundown Close, Cochrane

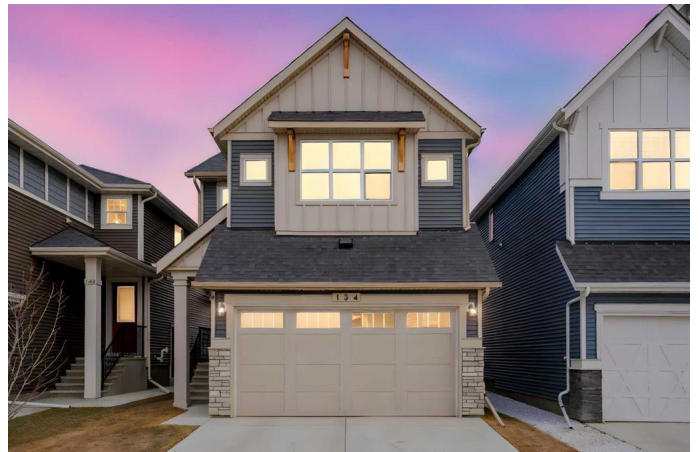
MLS® #A2209342

\$749,500

3 Bedroom, 3.00 Bathroom, 1,900 sqft
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

*****OPEN HOUSE, THIS SUNDAY, APRIL 27TH, FROM 1-4PM***** Welcome to this beautiful 3-bed, 3-bath home in the desirable neighbourhood of Sunset Ridge. This meticulously designed property boasts a spacious and inviting layout, featuring 9ft ceilings with large windows that allow natural light to flood the home, creating a bright and airy atmosphere. The contemporary kitchen is a true highlight, with sleek white cabinets, white quartz countertops, a gas stove, stainless steel appliances, and a walk-through pantry, perfect for both everyday living and entertaining. Ascend upstairs to find the primary bedroom, which is a true retreat, featuring a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a tile & glass shower â€” offering a spa-like experience in the comfort of your own home. The open sitting room on the second floor is an added bonus, providing a cozy space for relaxation or a quiet reading nook. For year-round comfort, the home is equipped with central AC, ensuring a cool and comfortable environment no matter the season. The oversized deck with privacy panels is perfect for entertaining, summer BBQs, or simply enjoying the views of the landscaped yard and mountain backdrop. The metal fencing adds both security and a modern touch to the exterior. This home will back onto a scenic walking path and a greenspace, providing easy access to outdoor activities and peaceful surroundings. Whether you're enjoying the mountain view, or relaxing



on the deck, you'll appreciate the serene environment that this property offers. Additional highlights include the peace of mind of a home still under warranty, as well as a double attached garage for convenience and ample storage. This home is in pristine condition and is an ideal blend of modern luxury and thoughtful functionality, perfect for those who appreciate fine details and a peaceful setting. Located in a family-oriented community, this home is just moments away from beautiful parks, schools, and a variety of local amenities. The area offers the perfect balance of convenience and natural beauty, making it an ideal setting for families and outdoor enthusiasts alike. Don't miss out on this incredible opportunity to make 134 Sundown Close your new home!

Built in 2022

Essential Information

MLS® #	A2209342
Price	\$749,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,900
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	134 Sundown Close
Subdivision	Sunset Ridge
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C0M7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	15
Zoning	R-LD

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.