

\$779,900 - 42 Sundown Common, Cochrane

MLS® #A2224355

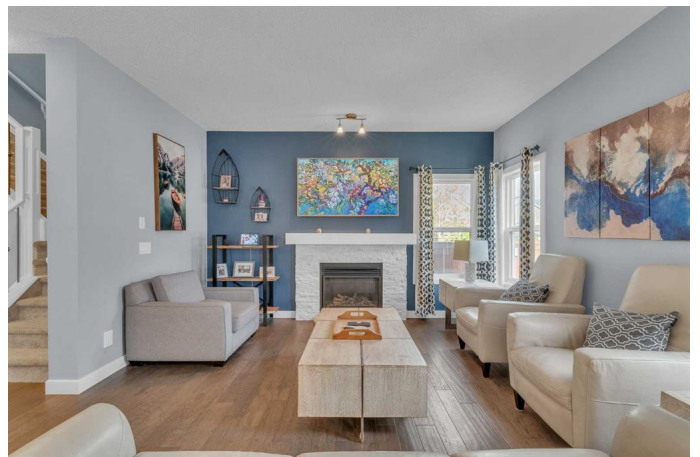
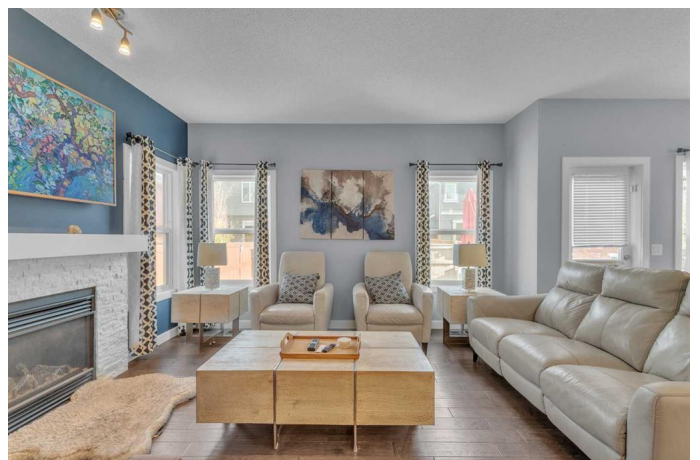
\$779,900

4 Bedroom, 3.00 Bathroom, 2,570 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully designed 2-storey home nestled in the highly sought-after community of Sunset Ridge in Cochrane. Boasting 2,570 sq/ft of elegant living space, this spacious home offers modern comforts, upscale finishes, and a prime location just minutes from schools, parks, and scenic walking paths. Step inside to find engineered hardwood flooring throughout the main level, a private office/den perfect for remote work or study, and a chef-inspired kitchen featuring granite countertops, stainless steel appliances, a gas cook-top with built-in oven, and a massive island with an eating bar ideal for entertaining. The walk-through pantry and full-height cabinetry provide abundant storage, while the open-concept layout flows seamlessly into the dining and living areas. Upstairs, you'll find an inviting bonus room, upper-level laundry for added convenience, and four generously sized bedrooms. The expansive primary suite is a true retreat, complete with a luxurious 5-piece ensuite bathroom. An additional 4-piece bathroom serves the remaining bedrooms with ease. Enjoy the oversized double-attached garage, iron spindle railings, and an unspoiled basement ready for your future vision. Step outside to a beautifully landscaped yard with a gas line for your BBQ perfect for summer evenings. Located just minutes from RancheView School, Sunset Point, and the many amenities that make Cochrane such a vibrant and welcoming community, this home



truly has it all. Don't miss your opportunity to live in one of Cochrane's most beautiful neighborhoods. Book your showing today.

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224355 |
| Price | \$779,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,570 |
| Acres | 0.09 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 42 Sundown Common |
| Subdivision | Sunset Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2M9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

| | |
|-----------------|--------------------------------|
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas, Mantle, Tile |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 21 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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