

\$599,000 - 377 Sundown Road Road, Cochrane

MLS® #A2263669

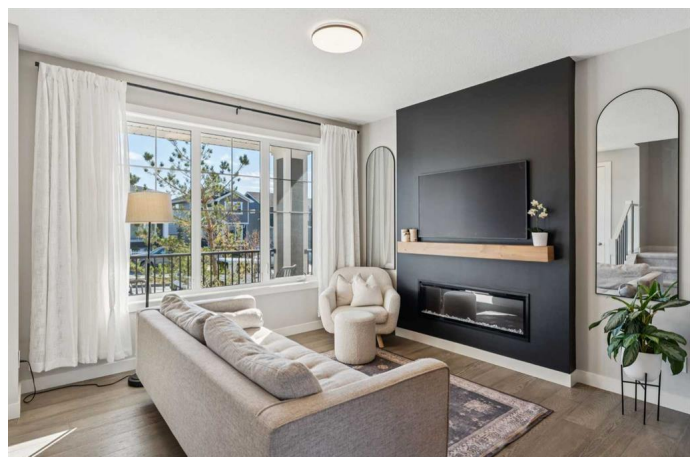
\$599,000

4 Bedroom, 4.00 Bathroom, 1,221 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully upgraded detached home in desirable Sunset Ridge, offering the perfect blend of style, comfort, and convenience. 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 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, a paved back lane, and ample space to add a future garage or parking pad. Mountain views await from the site of your future deck, and a professional stone patio sits below. 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 under the stairs and throughout the home. 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 in the low \$600s 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 Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2A6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	High Ceilings, No Smoking Home, Separate Entrance, Walk-In Closet(s), Dry Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave,

	Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 10th, 2025
Days on Market	9
Zoning	R-MX
HOA Fees	146
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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.