

\$494,900 - 165 Sundown Road, Cochrane

MLS® #A2253570

\$494,900

3 Bedroom, 3.00 Bathroom, 1,683 sqft

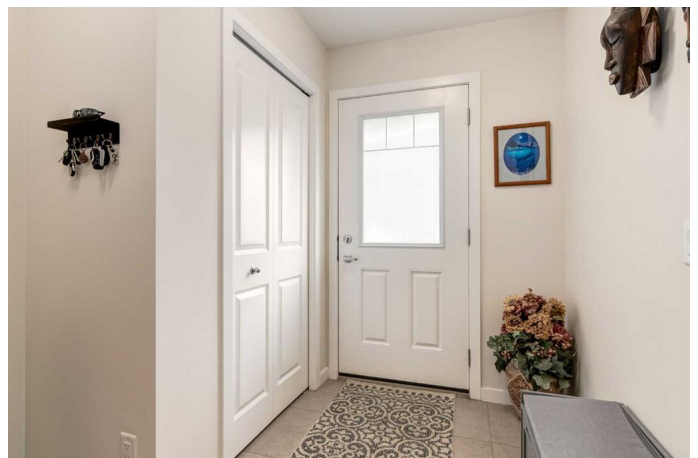
Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

**** NO CONDO FEES.** Welcome home to this beautifully finished home that combines modern design with everyday functionality. The entry level opens with a welcoming foyer that leads into the oversized attached triple tandem garage, fully insulated and offering room for three vehicles, with the flexibility of converting the extra stall into an office or flex space. The main floor is bright and open, featuring a spacious kitchen with a large island, quartz countertops and stainless steel appliances, seamlessly connected to a generous dining area and a family room complete with mantle and an electric fireplace. From here, a door leads directly onto a large deck with a gas line for your barbecue, perfect for entertaining or enjoying summer evenings. Upstairs you will find the private primary suite with walk-in closet and ensuite, along with 2 additional bedrooms, a full bathroom and a conveniently located laundry room. With central air conditioning and loads of windows throughout, this home is filled with natural light and offers a comfortable atmosphere on every level. Set in the desirable community of Sunset Ridge, this property is close to schools, parks, pathways and amenities, with quick access into Calgary or the mountains, making it a fantastic opportunity to own a bright, move-in ready home in a great location.

Built in 2017

Essential Information



MLS® #	A2253570
Price	\$494,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,683
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	165 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2M5

Amenities

Amenities	None
Parking Spaces	5
Parking	Driveway, Garage Faces Rear, Insulated, Triple Garage Attached, 220 Volt Wiring
# of Garages	3

Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Mantle
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	47
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.