

# \$799,900 - 128 Sundown View, Cochrane

MLS® #A2257720

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,208 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Sunset Ridge voted Cochrane's Best Neighbourhood 2025!!!! AMAZING 2-Storey Family Home with Developed Walk-Out. Stunning Mountain Views to the West, and to the East the Beautiful Forest Hillside, and occasionally a few cows in the pasture. The backyard gate opens up to the vast playground of Ranche View School; Elementary and Junior High - allowing students a chance to lunch at home, and - running out the back door minutes before the "bell rings"! The main floor Open Concept with high ceilings and large windows offers an abundance of Natural Sunlight and gleaming hardwood floors front to back. Upon entering the front entrance, is a spacious home office offering peace and quiet behind glass French Doors. The large functional kitchen with entertainment island, white cabinetry, quartz countertops, a convenient walk-thru pantry and stainless appliances, make this THE spot for hosting events! The spacious living room with eye-catching fireplace wall flows into the lovely dining area, which steps out to a large deck; perfect for bar-b-ques, morning coffee or evening beverage, as you relax and enjoy the gorgeous backyard and in the distance, surreal 180 degree views. This location is very peaceful. Upstairs the spacious Primary offers a spa-ish 5 piece ensuite with a large soaker tub, a stand-alone shower, double vanities, and a roomy walk-in closet. Two additional spacious bedrooms share an additional 4-piece bath. The immense Bonus



Room is the most used room in the house - and perfect for games night, and viewing late night news before lights out. The walkout is home to an outstanding Theatre Room/fourth bedroom; spacious enough to seat friends and guests for those entertainment evenings. Currently used as a gym, the walk-out offers large windows with a beautiful view to enjoy while on the treadmill! Also an additional four-piece bath. Walking out to the lovely patio will always be a pleasure, whether you meditate or enjoy the many views. This is a beautiful home - offering the joy of country living AND the conveniences of Cochrane. Less than an hour to the mountains!!! Shows 10/10! Book your viewing today!

Built in 2019

### **Essential Information**

MLS® #	A2257720
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,208
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	128 Sundown View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 2N9

### Amenities

Amenities Other  
Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry  
Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas, Insert, Mantle  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, Private Yard  
Lot Description Backs on to Park/Green Space, Gentle Sloping, Landscaped, No Neighbours Behind  
Roof Asphalt  
Construction Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 17th, 2025  
Zoning R-LD  
HOA Fees 146  
HOA Fees Freq. ANN

### Listing Details

Listing Office Royal LePage Solutions

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