

\$779,900 - 42 Sundown Common, Cochrane

MLS® #A2224355

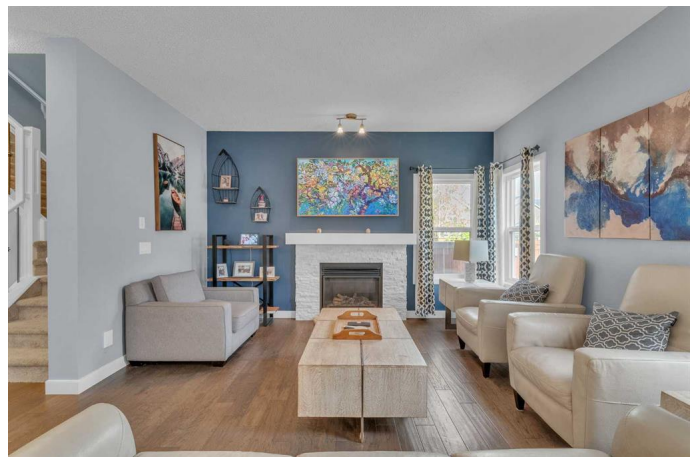
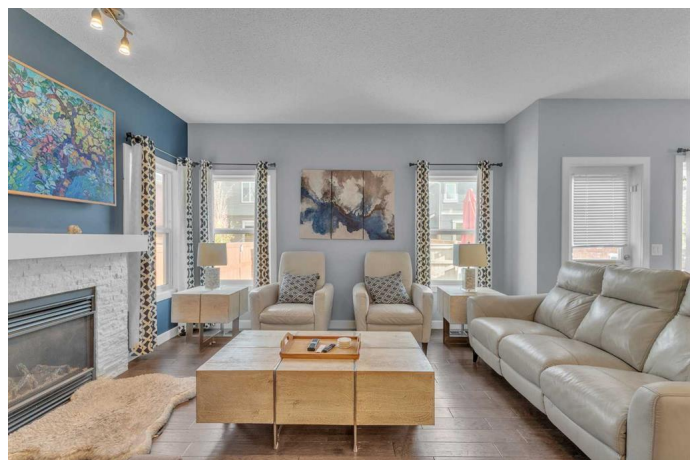
\$779,900

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	20
Zoning	R-LD

Listing Details

Listing Office	2% 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.