

\$849,900 - 100 Sundown Grove, Cochrane

MLS® #A2252704

\$849,900

4 Bedroom, 4.00 Bathroom, 2,086 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Stunning, Move-In Ready Home with Mountain Views, Designer Finishes & Extra Yard Space. This beautifully maintained home is perfectly positioned on a desirable south-facing corner lot, just steps from Ranchview School. With extra yard space, abundant natural light from oversized windows, and a long list of recent upgrades, this property is truly move-in ready. Inside, you'll find modern comfort with air conditioning, plantation shutters on the main floor, and custom blinds in the primary bedroom. The thoughtful floor plan features a versatile main floor office, perfect for working from home or a quiet study space, and a spacious bonus room on the upper level, ideal for a playroom, media lounge, or family retreat. This 4-bedroom home features an open layout that is bright and inviting, complemented by convenient details such as rough-ins for a hot tub and electric vehicle charging, which add value. Enjoy effortless living with a central vacuum system and motorized blinds on the deck door and tall stairwell window, ideal for taking in spectacular mountain sunsets. The professionally finished basement, designed by an interior designer, is both stylish and functional. A storage lover's dream, it features custom floor-to-ceiling built-ins and a seamless flow of high-quality finishes throughout. Highlights include a spacious additional bedroom, granite countertops, a dry bar with under-counter ambient lighting, a mini-fridge, microwave, and a beautifully appointed 3-piece bathroom with a



stand-alone shower. Outdoor living shines with an extended 12-foot deck complete with custom wood bench seating, perfect for family BBQs. The backyard continues the theme with matching benches surrounding a cozy fire pit. At night, string lights transform the space into a warm, inviting retreat, the perfect spot to relax and enjoy stunning sunsets. Recent upgrades within the last 1-2 years include: A/C, a fully finished basement with a bedroom, a central vacuum, and an extended deck with custom seating. Offering the perfect blend of function, beauty, and comfort inside and out, this home is a rare find in one of the community's most desirable locations. Call today for your personal viewing.

Built in 2014

Essential Information

MLS® #	A2252704
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,086
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	100 Sundown Grove
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 0X5

Amenities

Parking Spaces 2
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Bar, Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Mantle, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Private Yard
Lot Description Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Street Lighting
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 30th, 2025
Days on Market 42
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.