

# \$979,900 - 69 Sundown Grove, Cochrane

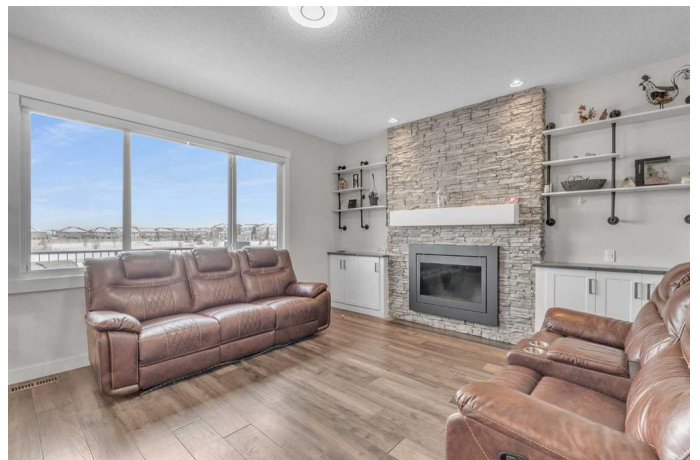
MLS® #A2207554

**\$979,900**

4 Bedroom, 4.00 Bathroom, 2,382 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this stunning 2-story walkout home in the desirable community of Sunset Ridge, Cochrane. With 2,383 sq. ft. of beautifully designed living space, this home offers the perfect blend of style, comfort, and functionality. As you step inside, you're greeted by a spacious and inviting layout featuring a main-floor office, ideal for remote work or study. The heart of the home is the gourmet kitchen, complete with quartz countertops and stainless-steel appliances, all replaced just a year ago. The adjacent dining and living areas are bathed in natural light, with large windows showcasing breathtaking mountain views. Step outside onto the full-length upper deck, equipped with a gas line for your BBQ, and enjoy the serene setting that backs onto walking paths and a picturesque pond. Upstairs, you'll find a huge bonus room, perfect for family movie nights or a play space for the kids. The primary suite is a true retreat, featuring a spa-like 5-piece ensuite with a soaker tub, dual vanities, and a spacious walk-in closet. There are 2 additional bedrooms and a full bathroom complete the upper level. The fully finished walkout basement is designed for entertainment and relaxation. It includes a large family room, a wet bar, a fourth bedroom, and a 3-piece bathroom, making it an ideal space for guests or extended family. Step outside to the incredible backyard oasis, where over \$120,000 has been invested in creating the ultimate outdoor retreat. Enjoy the fully



enclosed swim spa, designed for year-round use, complete with electric blinds for added privacy. Sunset Ridge is a community designed to support your active outdoor lifestyle. From our outdoor exercise circuit to 5+ km of scenic paths for a casual stroll or a quick run, there are lots of ways to get outside and get active. In Sunset Ridge, it's easy to get the whole family outside – ambling trails and parks create space for kids to burn off energy and places for dogs to roam and explore. The community design features a central park, as well as many small neighborhood parks and playgrounds, and a 6-acre freshwater pond. All are connected with regional multi-use trails dotted with gazebos and benches. Families in Sunset Ridge have access to highly-rated schools nearby, making it an ideal community for those with children. RancheView School is a K-8 school located right within the Sunset Ridge community. Other nearby schools include Bow Valley High School, which serves grades 9-12 and offers a standard high school curriculum as well as fine arts, athletics, and off-campus education programs. Cochrane High School also serves grades 9-12 and offers French Immersion. This home offers everything you could want and more, from its stunning location and breathtaking views to its high-end finishes and thoughtful design. Don't miss your opportunity to own this exceptional property in one of Cochrane's most sought-after communities. Contact me today to schedule a private showing.

Built in 2014

### **Essential Information**

MLS® #	A2207554
Price	\$979,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,382
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	69 Sundown Grove
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	3
Zoning	R-LD
HOA Fees	150
HOA Fees Freq.	ANN

### **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.