

\$590,000 - 239 Sundown Road, Cochrane

MLS® #A2262360

\$590,000

4 Bedroom, 4.00 Bathroom, 1,480 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully maintained 2-story home offering over 2,100 sq ft of living space in Cochrane's award-winning Sunset Ridge community. Featuring 4 bedrooms and 3.5 bathrooms, this home is designed for comfort, style, and family living.

The open-concept main floor is filled with natural light from large east-facing windows. The gallery-style kitchen is equipped with upgraded stainless steel appliances (including a new refrigerator), quartz countertops, a center island, and beautiful cabinetry—perfect for daily living and entertaining. The spacious living room and dedicated dining area provide ample space for gatherings.

Upstairs, the primary suite is a true retreat with a walk-in closet and 3-piece ensuite. Two additional bedrooms, a 4-piece bath, and a convenient laundry area with a 2-in-1 washer-dryer combo complete the upper level.

The fully finished basement features luxury vinyl plank flooring, a rec area with a built-in home theatre with projector screen and machine, a separate gym space, a fourth bedroom, and a custom-tiled bathroom—ideal for guests, teens, or a home office.

Enjoy central air conditioning, a Culligan water filter system, and permanent exterior lights. Outdoor living is enhanced by an extended



deck, professionally landscaped low-maintenance yard with a fire pit, and a full-length front porch. The double detached garage with back alley access offers ample parking and storage.

Located on a quiet road, this home is within walking distance to RancheView School, trails, parks, shopping, and amenities, with quick access to Calgary.

Built in 2019

Essential Information

MLS® #	A2262360
Price	\$590,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,480
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	239 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R3

Amenities

Amenities	Other
Parking Spaces	2

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	19
Zoning	R-MX
HOA Fees	146
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp 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.