

# \$639,000 - 304 Sundown View, Cochrane

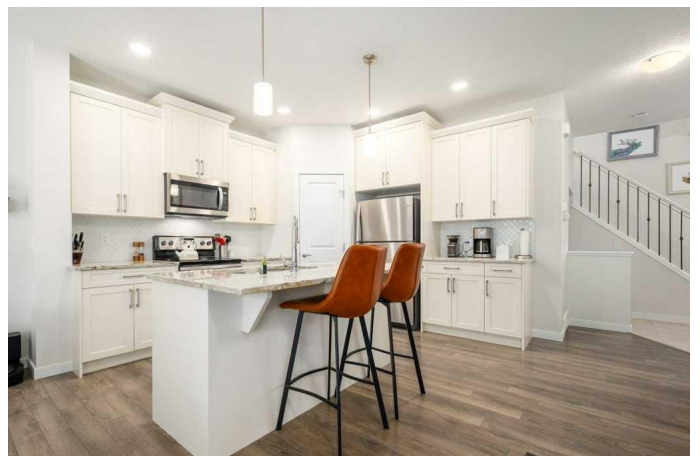
MLS® #A2207717

**\$639,000**

3 Bedroom, 4.00 Bathroom, 1,780 sqft  
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Nestled on a quiet street with a park in the highly desirable Sunset Ridge community, this beautifully designed 3-bedroom, 3.5-bath home offers the perfect blend of modern finishings and everyday comforts you wish for in a home. With stylish details, and plenty of space for the whole family, it is truly a must-see! You will love the modern open concept kitchen, featuring granite countertops, stainless steel appliances, a large eat-in island, extra tall cabinets, and walk in pantry. The kitchen overlooks the inviting living room with a cozy gas fireplace. The dining area leads into a lovely covered deck and stone patio, creating an outdoor living room feel. The low-maintenance backyard includes a garden shed for extra storage and a number of trees, berry bushes, and a garden. Completing the main level is a convenient 2 piece bath and a double attached garage, which includes windows to let in daylight and an electric vehicle charging outlet. Upstairs you notice the beautiful engineered hardwood flooring and will be greeted by a large bonus room bathed in natural light, making it an ideal media lounge, playroom or office area. The primary suite is a relaxing retreat with a walk-in closet, dual vanities, a walk-in shower, and a large soaking tub. Completing this level are two additional bedrooms, full 4-piece bath, and convenient laundry room. The lower level is fully finished providing a spacious recreation area, wet bar, 3 piece bathroom and storage. This home is Certified Built Green, has central



air conditioning, central vacuum, water softener, furnace UV air purifier, and is located close to parks, school, and walking trails. This home is fully finished, move-in ready, and in a fantastic location - book your showing today.

Built in 2018

### Essential Information

MLS® #	A2207717
Price	\$639,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,780
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	304 Sundown View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R2

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Garden, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	3
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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