

# \$825,000 - 125 Sundown Grove, Cochrane

MLS® #A2205494

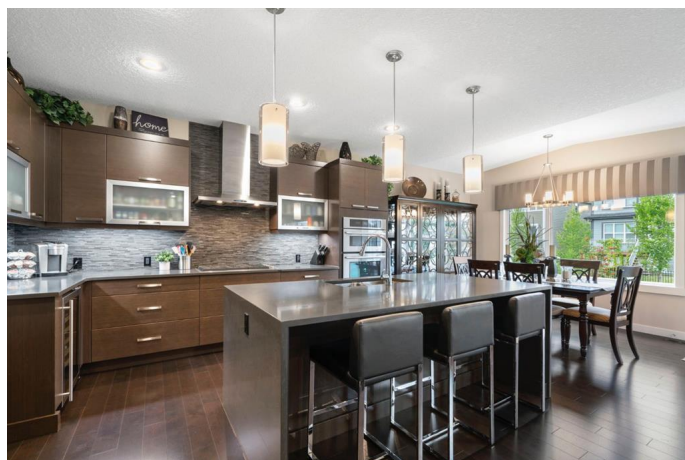
## \$825,000

4 Bedroom, 3.00 Bathroom, 2,580 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

If you could own a home where your electricity bills are fully covered during the summer, would you seize the opportunity? For those in search of an energy-efficient home backing onto picturesque walking paths, 125 Sundown Grove in Cochrane is a must-see. This home comes with impressive upgrades, starting with fully operational solar panels that provide sustainable and cost-effective electricity. Enjoy the ease of Hunter Douglas Remote motorized blinds on the main level, eye-catching Gemstone lights, a central vacuum system, triple-pane windows, and a beautifully landscaped exterior with upgraded fencing and irrigation. Say goodbye to wire shelving and welcome over \$30K worth of custom California Closet built-ins, installed throughout the home—including the closets, garage, pantry, laundry room, and ensuite. The main level features a spacious office filled with natural light, elegant maple hardwood floors, a walk-through pantry, and a contemporary gas fireplace in the great room. The kitchen is designed with sleek quartz countertops, a Jenair gas cooktop, a built-in wall oven, a wine fridge, and stylish modern cabinetry. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite with a spa-like ensuite, complete with a soaking tub, a separate shower with modern tile, and double vanities. A bonus room on the upper level adds even more versatility to this amazing home. Make the most of the sunroom at the back of the house, offering views of your



private backyard and the scenic walking paths that extend beyond. The heated, fully finished double garage is equipped with abundant cabinetry and features a durable epoxy-coated floor. Located just steps from Sunset Pond and Rancheview K-8 School, this home offers the perfect balance of comfort, style, and convenience.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2205494    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,580       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 125 Sundown Grove |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C0X5            |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Aggregate, Double Garage Attached |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s), Wired for Data |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator              |
| Heating           | High Efficiency, Forced Air, Solar                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                               |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                                                |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Lighting                                                        |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Composite Siding, See Remarks                                   |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 84               |
| Zoning         | R-LD             |
| HOA Fees       | 125              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.