

# \$559,900 - 386 Sundown Road, Cochrane

MLS® #A2264261

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,235 sqft

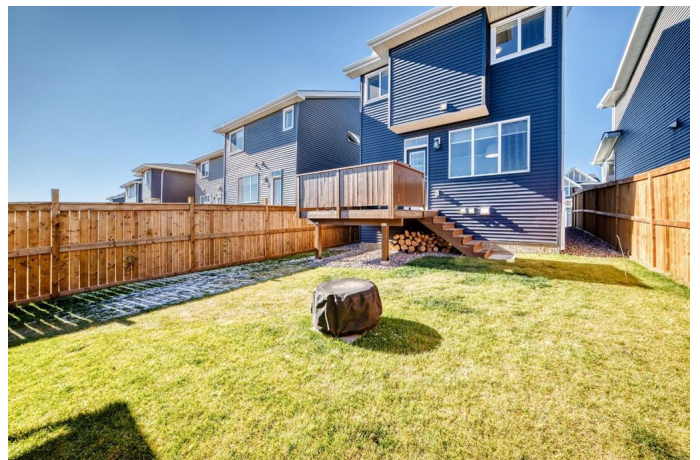
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully upgraded single-family detached home, perfectly combining modern style and everyday functionality. Step inside to find a spacious, open-concept layout featuring soaring 8-foot interior doors and high-end finishes throughout. The kitchen is a true showstopper with sleek quartz countertops, stainless steel appliances, and beautiful cabinetry—ideal for both cooking and entertaining. Relax in the cozy living area, complete with a contemporary electric fireplace that adds warmth and ambiance. This home offers three generously sized bedrooms, including a luxurious primary suite with a bit of a mountain view, a full ensuite and a large walk-in closet. The unfinished basement comes with a bathroom rough-in, offering endless potential to create the space you need. Outside, enjoy a beautifully landscaped yard, a back deck perfect for BBQs, and an oversized, insulated garage with plenty of room for vehicles, storage, or a workshop. Located in a vibrant and convenient community, you're just steps away from schools, walking paths, parks, and the nearby Trading Post commercial area, featuring restaurants, a convenience store, dental office, pharmacy, bakery, and more. This home truly offers the perfect blend of comfort, style, and location.

Built in 2022

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2264261    |
| Price          | \$559,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,235       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 386 Sundown Road  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2A6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Granite Counters                                            |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Electric                                                    |
| Has Basement      | Yes                                                         |
| Basement          | Full                                                        |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Landscaped    |
| 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 | CIR Realty |
|----------------|------------|

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