

# \$614,900 - 374 Sundown Road, Cochrane

MLS® #A2265335

**\$614,900**

4 Bedroom, 3.00 Bathroom, 1,457 sqft

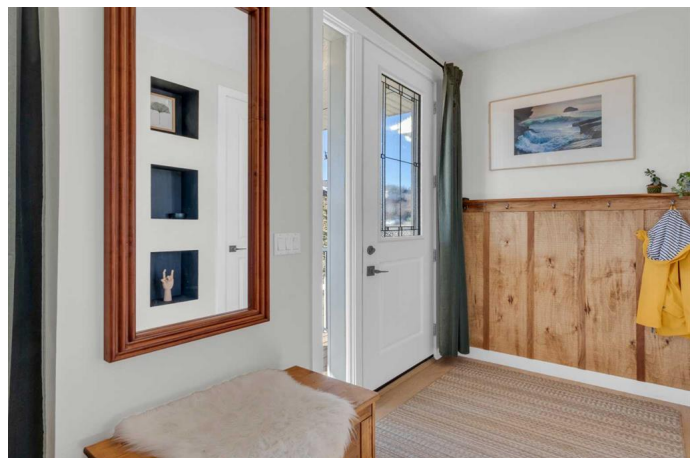
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

NEW PRICE =s NEW OPPORTUNITY.....This beautifully upgraded Sunset Ridge home offers numerous improvements throughout, including quartz countertops, an updated kitchen, and 3+1 bedrooms with a partially finished basement awaiting your choice of flooring. With over 1,900 square feet of developed living space, landscaped grounds, fencing, and a double detached garage, this property meets a variety of family or personal needs. On entry, you are greeted by an open floor plan enhanced by ample natural sunlight that illuminates the living, dining, and kitchen areas. The kitchen is thoughtfully designed to accommodate any household. Upstairs features two bedrooms, a laundry room, and a spacious primary suite complete with a four-piece ensuite and a walk-in closet with a private window. The lower level provides a large family room ideal for entertainment, an additional bedroom, generous storage, and a roughed-in bathroom. The final finishes needed on the lower level include flooring and bath fixtures. The exterior boasts fenced front and back yards, a double detached garage, and ample yard space suited to both young families and empty nesters seeking room to entertain. Please contact us today to arrange a viewing.

Built in 2021

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2265335    |
| Price          | \$614,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,457       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 374 Sundown Road  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C2A6            |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Park, Playground                  |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

### **Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked              |
| Heating           | Forced Air                                                                                                         |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas, Family Room                                                                                                   |
| Has Basement      | Yes                                                                                                                |

Basement                      Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Rectangular Lot, Views  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 17th, 2025  
Days on Market        18  
Zoning                    R-MX  
HOA Fees                140  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX West Real Estate

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