

# \$779,900 - 42 Sundown Common, Cochrane

MLS® #A2224355

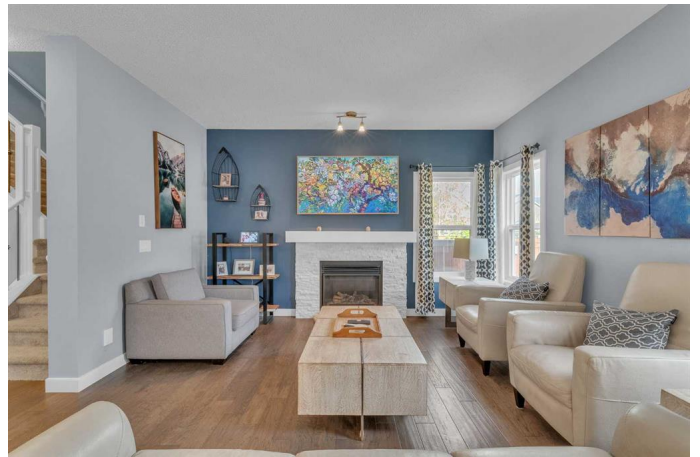
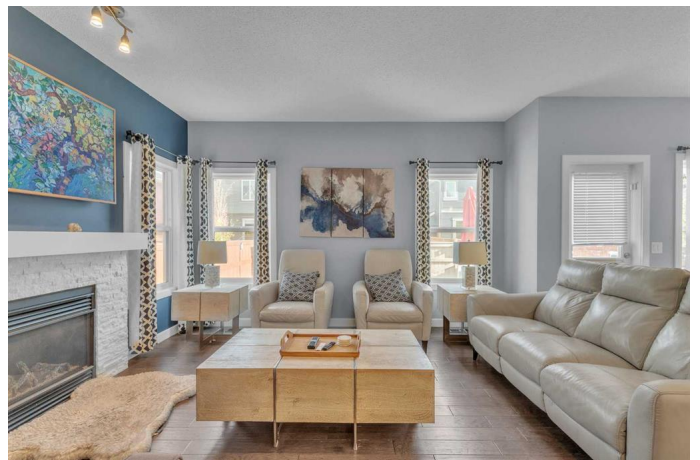
**\$779,900**

4 Bedroom, 3.00 Bathroom, 2,570 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully designed 2-storey home nestled in the highly sought-after community of Sunset Ridge in Cochrane. Boasting 2,570 sq/ft of elegant living space, this spacious home offers modern comforts, upscale finishes, and a prime location just minutes from schools, parks, and scenic walking paths. Step inside to find engineered hardwood flooring throughout the main level, a private office/den perfect for remote work or study, and a chef-inspired kitchen featuring granite countertops, stainless steel appliances, a gas cook-top with built-in oven, and a massive island with an eating bar ideal for entertaining. The walk-through pantry and full-height cabinetry provide abundant storage, while the open-concept layout flows seamlessly into the dining and living areas. Upstairs, you'll find an inviting bonus room, upper-level laundry for added convenience, and four generously sized bedrooms. The expansive primary suite is a true retreat, complete with a luxurious 5-piece ensuite bathroom. An additional 4-piece bathroom serves the remaining bedrooms with ease. Enjoy the oversized double-attached garage, iron spindle railings, and an unspoiled basement ready for your future vision. Step outside to a beautifully landscaped yard with a gas line for your BBQ perfect for summer evenings. Located just minutes from RancheView School, Sunset Point, and the many amenities that make Cochrane such a vibrant and welcoming community, this home



truly has it all. Don't miss your opportunity to live in one of Cochrane's most beautiful neighborhoods. Book your showing today.

Built in 2016

### Essential Information

MLS® #	A2224355
Price	\$779,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,570
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	42 Sundown Common
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2M9

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	May 27th, 2025
Days on Market	22
Zoning	R-LD

## Listing Details

Listing Office	2% Realty
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