

# \$749,900 - 14 Sundown Close, Cochrane

MLS® #A2237405

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,372 sqft

Residential on 0.08 Acres

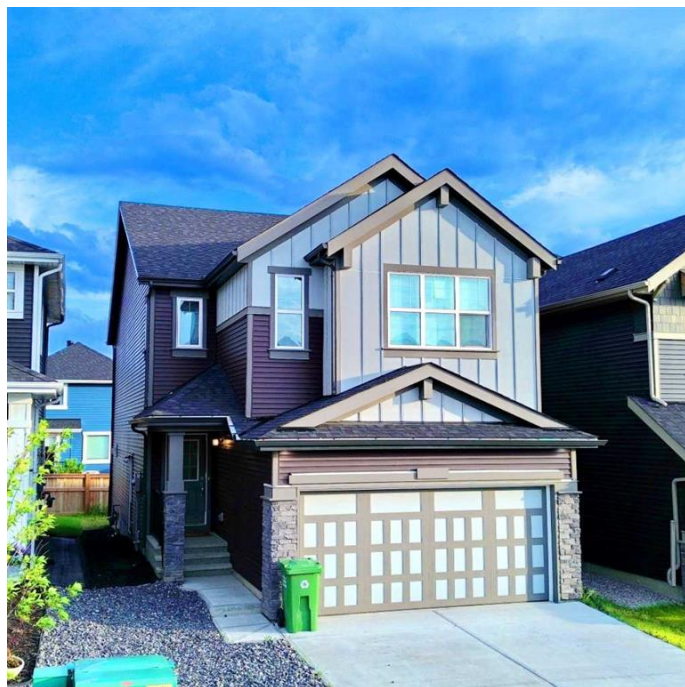
Sunset Ridge, Cochrane, Alberta

Welcome to 14 Sundown Close, a beautiful home located in the heart of Cochrane's sought-after community – Sunset Ridge. Thoughtfully designed and well-finished throughout, this home offers both comfort and quality for today's family living. The main floor features a bright and open layout, with large windows that fill the space with natural light. The modern kitchen is equipped with high-end appliances, quartz countertops, ample cabinetry, and a functional layout ideal for cooking and entertaining. Adjacent to the kitchen is a cozy living area – perfect for relaxing with family or hosting guests. You'll also find a convenient main floor bedroom and full bathroom, offering flexibility for guests, extended family, or use as a home office.

Upstairs, there are three additional bedrooms, along with a spacious bonus room – a great spot for movie nights, a play area, or quiet downtime. The primary suite is a true retreat, complete with a luxurious 5-piece ensuite featuring a soaker tub, separate shower, dual sinks, and plenty of storage. Another 5-piece bathroom on this level adds extra convenience for the whole family. A laundry area is also located upstairs for added ease.

The basement remains unfinished but features a separate side entrance and large egress windows – offering excellent potential for future development.

Located just a short walk from Ranchview School, nearby parks, and scenic walking



paths, this home is ideally situated for families. Sunset Ridge also offers beautiful views of the surrounding mountains, adding to the charm of the community.

Built by the trusted Homes By Avi, 14 Sundown Close blends style, space, and location – making it a wonderful place to call home. Schedule your showing today and come see all that this home has to offer!

Built in 2022

**Essential Information**

MLS® #	A2237405
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,372
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	14 Sundown Close
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T2T 2Z1

**Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	4
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CalEstate Realty
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