\$614,900 - 88 Sundown Manor, Cochrane

MLS® #A2239722

\$614,900

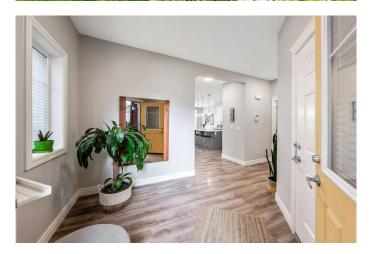
3 Bedroom, 4.00 Bathroom, 1,615 sqft Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE- Sunday July 20th, from 1:00-3:00 pm- Discover this beautifully developed family home in the sought-after community of Sunset Ridge! This impeccably maintained, turnkey residence is fully finished and ready for you to move in and start enjoying. Step into the spacious and inviting foyerâ€"an ideal space to welcome guests. The open-concept kitchen is designed with both functionality and style in mind, featuring gleaming quartz countertops, a large central island, a full pantry, and stainless steel appliances. Whether you're preparing meals or entertaining friends, this kitchen is sure to impress. The adjacent living and dining areas offer a seamless flow, perfect for hosting gatherings or relaxing with family. The dining room seamlessly flows into a sun-drenched. professionally landscaped backyard oasis, complete with an expansive deck, custom privacy screen, and mature treesâ€"perfect for private outdoor relaxation or entertaining. Upstairs, a cozy bonus room awaitsâ€"ideal for a home office, reading nook, or playroom. The expansive primary suite features a walk-in closet and a beautifully appointed ensuite with a large quartz vanity and built-in shelving. An upstairs laundry room adds convenience, while two additional bedrooms and a full bathroom complete this level. The professionally developed lower level offers a large family/recreation room and a full bathroomâ€"perfect for movie nights, a home gym, or extra space for guests. Additional







features include an attached garage with built-in storage solutions, ideal for keeping your space organized. Perfectly situated near Ranchview K-8 School, extensive walking paths, and a wide array of amenities, this home offers everything you need, all while enjoying the breathtaking Rocky Mountain views that Sunset Ridge is known for. Don't miss this opportunity—book your private showing today and make this exceptional home yours!

Built in 2021

Essential Information

MLS® # A2239722 Price \$614,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,615 Acres 0.07 Year Built 2021

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 88 Sundown Manor

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0M7

Amenities

Amenities Park
Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Rain Gutters

Lot Description Back Yard, Few Trees, Landscaped, Lawn, Level, Rectangular Lot,

Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025

Days on Market 1

Zoning R-MX

HOA Fees 153

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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