

\$495,000 - 136 Sundown, Cochrane

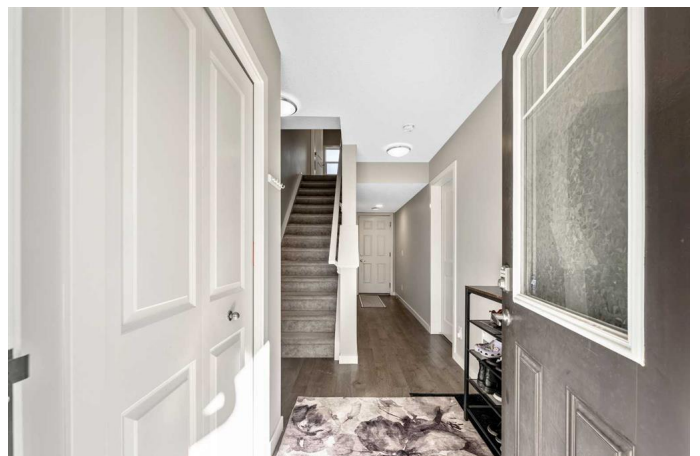
MLS® #A2260155

\$495,000

4 Bedroom, 4.00 Bathroom, 2,125 sqft
Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

Rare opportunity in Cochrane! This spacious 4-bedroom, 3.5-bath home with NO CONDO FEES and a PERMITTED MOTHER-IN-LAW SUITE offers exceptional flexibility for today's families! With over 2,100 sq. ft. of living space, this home is larger than most townhomes and is located in a family-friendly community just steps from schools, playgrounds, and walking paths!! The lower level suite includes its own kitchenette, laundry, family room, bedroom, and bathroom, ideal for multi-generational living, a private office, or comfortable guest accommodations! Upstairs, the main floor's open-concept design is filled with natural light and features a private balcony, perfect for relaxing or entertaining. The upper level provides three generously sized bedrooms, including a primary retreat with mountain views on a clear day!! Enjoy the convenience of a single attached garage for those cold winter days, plus parking for two more vehicles on the driveway and plenty of street parking for visitors!! Homes like this don't come up often, versatile, spacious, and in a prime location. Don't miss your chance to make this rare Cochrane property yours!



Built in 2017

Essential Information

MLS® #	A2260155
Price	\$495,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,125
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	136 Sundown
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2M5

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Other, Private, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	2
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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