

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

MLS® #A2224355

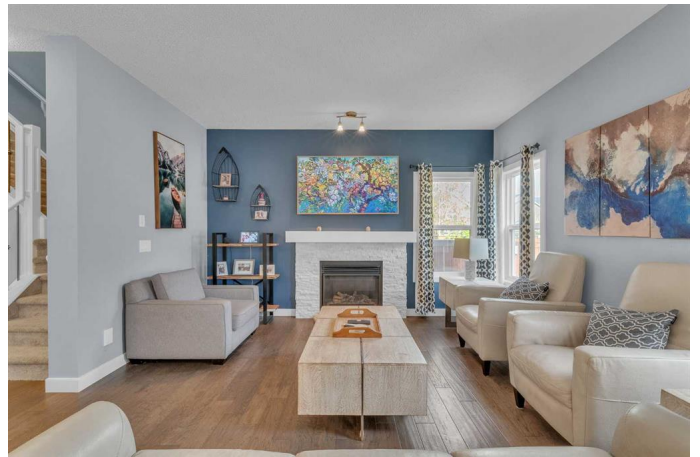
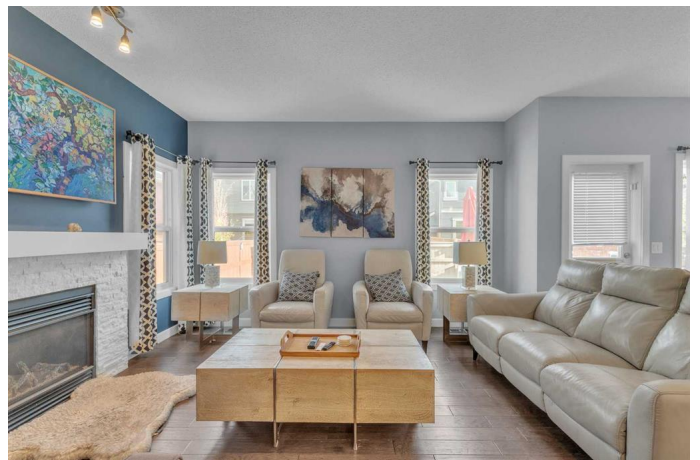
**\$779,900**

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 | 39             |
| Zoning         | R-LD           |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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