

# \$660,000 - 109 Sundown Terrace, Cochrane

MLS® #A2255257

**\$660,000**

4 Bedroom, 4.00 Bathroom, 1,813 sqft  
Residential on 0.11 Acres

Sunset Ridge, Cochrane, Alberta

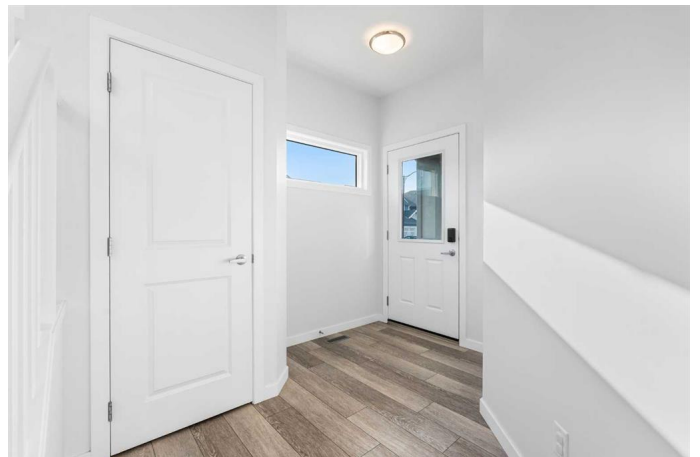
**\*OPEN HOUSE SEPT 14 from 12-3 PM \***

Welcome to 109 Sundown Terrace, nestled in the family-friendly community of Sunset Ridge in Cochrane.

This stunning 4-bedroom, 3.5-bathroom detached home offers over 2,500 sq. ft. of beautifully finished living space across all levels, thoughtfully designed for modern family living. Step inside to find 9-ft ceilings on every floor and an abundance of natural light pouring through extra stairwell windows, creating an airy and inviting atmosphere.

The main level boasts a bright, open-concept layout with a spacious living area, elegant dining space, and a sleek kitchen. Patio doors lead directly from the main floor out to a massive back deck and large yard, just the perfect setup for barbecues, entertaining, and relaxed evenings outdoors. Upstairs, you'll find three generous bedrooms plus a large bonus room, offering an ideal space for a family lounge, playroom, or home office. All bedrooms are equipped with custom window coverings, including blackout blinds, for ultimate comfort.

The fully finished basement expands your living space even further, offering a large rec room, an additional bedroom, and a full bathroom. Outside, enjoy a huge deck overlooking the big backyard – perfect for summer gatherings. Additional upgrades include central air conditioning, an EV charger, and an extra-wide attached garage for all your storage and parking needs.



Located on a quiet street in sought-after Sunset Ridge, this home offers the ideal blend of space, style, and convenience.

Built in 2021

### Essential Information

MLS® #	A2255257
Price	\$660,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,813
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	109 Sundown Terrace
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2M8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dock, Other, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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