

# \$614,900 - 374 Sundown Road, Cochrane

MLS® #A2265335

**\$614,900**

4 Bedroom, 3.00 Bathroom, 1,457 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

NEW PRICE = 's NEW

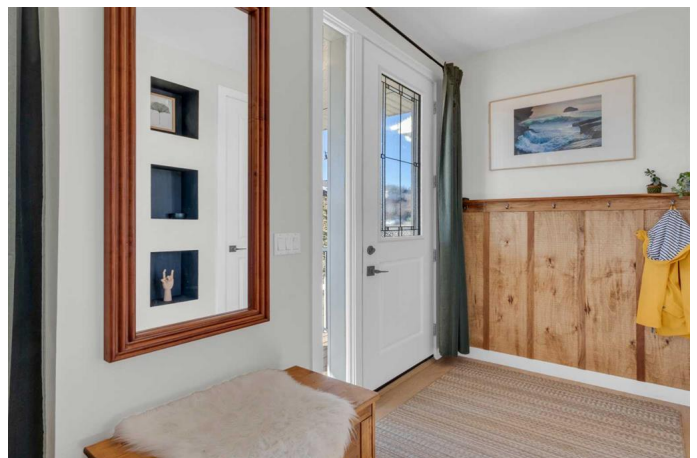
OPPORTUNITY.....OPEN HOUSEs Saturday

October 25th (12-2pm) & Sunday October

26th (12-2pm)â€This beautifully upgraded

Sunset Ridge home offers numerous improvements throughout, including quartz countertops, an updated kitchen, and 3+1 bedrooms with a partially finished basement awaiting your choice of flooring. With over 1,900 square feet of developed living space, landscaped grounds, fencing, and a double detached garage, this property meets a variety of family or personal needs. On entry, you are greeted by an open floor plan enhanced by ample natural sunlight that illuminates the living, dining, and kitchen areas. The kitchen is thoughtfully designed to accommodate any household. Upstairs features two bedrooms, a laundry room, and a spacious primary suite complete with a four-piece ensuite and a walk-in closet with a private window. The lower level provides a large family room ideal for entertainment, an additional bedroom, generous storage, and a roughed-in bathroom. The final finishes needed on the lower level include flooring and bath fixtures. The exterior boasts fenced front and back yards, a double detached garage, and ample yard space suited to both young families and empty nesters seeking room to entertain. Please contact us today to arrange a viewing.

Built in 2021



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265335    |
| Price          | \$614,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,457       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 374 Sundown Road  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C2A6            |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Park, Playground                  |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked              |
| Heating           | Forced Air                                                                                                         |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas, Family Room                                                                                                   |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

**Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 8                  |
| Zoning         | R-MX               |
| HOA Fees       | 140                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX West Real Estate |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.