

\$634,900 - 36 Sundown Avenue, Cochrane

MLS® #A2246660

\$634,900

4 Bedroom, 4.00 Bathroom, 1,608 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your new Home, nestled in the highly sought-after neighborhood of Sunset Ridge, this beautiful, fully finished 4-bedroom, 3.5-bathroom home is the epitome of modern living. Offering an exceptional layout with plenty of useable living spaces & plenty of natural light, this home has been well maintained and is ready for you to move in! Step into the heart of the home—a chef-inspired kitchen featuring quartz countertops, high-end stainless steel appliances, and ample cabinetry for all your culinary needs. The open-concept design flows seamlessly into a spacious dining and living area, perfect for both entertaining and everyday family living. Upstairs, enjoy your ample primary suite, complete with a walk-in closet and ensuite bathroom featuring a dual quartz vanity and a walk-in shower. Two additional bedrooms are generously sized, providing plenty of space for family or guests, your bonus room offers even more living options & completing the upper level is a 4pc bathroom & laundry. The lower level is fully finished with a generous family room, 4th bedroom & 4 pc bathroom - finished to the same standard of the rest of the home. The south-facing backyard is a true highlight, with a large two-tier composite deck complete with gazebo, ideal for summer BBQs, relaxation, or outdoor entertaining. Whether you're hosting or unwinding after a long day, this space will become your favorite retreat. Additional features include central air conditioning, HRV



system, high-end finishes throughout, and a double attached garage that is insulated and drywalled. With close proximity to schools, shopping, parks, and walking trails, this home offers the perfect balance of tranquility and convenience.

Built in 2019

Essential Information

MLS® #	A2246660
Price	\$634,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,608
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Sundown Avenue
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T3

Amenities

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

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Gazebo, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	22
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.