# **\$519,900 - 302 Sundown Road, Cochrane**

MLS® #A2256036

## \$519,900

3 Bedroom, 3.00 Bathroom, 1,334 sqft Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

End Unit with South and West Exposures â€l The often asked for Beautiful Glasgow Model by Douglas Homes Master Builder... This bright and exceptional 1,334 sq. ft. townhome comes with 3 bedrooms and 2.5 bathrooms, offers the perfect blend of modern elegance and practical designâ€"ideal for families, first-time buyers, or those looking to downsize without sacrificing qualityâ€l

Upon entering, you'll be welcomed by a spacious open-concept main floor with soaring 9' ceilings

and large windows that flood the home with natural light, creating a warm, inviting atmosphere. The main level is beautifully finished with

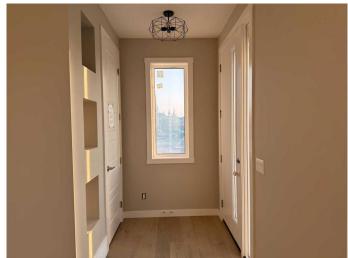
engineered hardwood flooring that adds a touch of luxury throughout the spaceâ€!

The kitchen is a highlight, featuring premium builder's grade stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for daily cooking or entertaining…

Adjacent to the kitchen is a bright and cozy dining nook, and a well-sized great room that flows seamlessly together for gatherings or family time. Upstairs, the generously

sized primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed ensuite. Two additional







bedrooms, perfect for children, guests, or a home office, share a full bathroomâ€!

This model offers sought-after features such as no condo fees, a rear garage, a treated wood deck, and fully landscaped front and rear yards, providing comfort and convenience in a low-maintenance packageâ€! With its elegant finishes and thoughtful design, the Glasgow Model is a great option for those making the leap from renting to owning, or anyone seeking an affordable yet high-quality homeâ€!

# Community Perks…

For families, this location is a dream come true. Rancheview K-8 School is just a few blocks away, and St. Timothy High School is a short drive south. The future community center and a third school, in the pipeline, will be within walking distance.

Convenience and Adventure Awaitâ€l Escape into the mountains, just 40-45 minutes away on the scenic route. The city of Calgary is a quick 30-minute drive, as is to your nearest Costco, while the airport is an easy 45-minute commuteâ€l

\*\*Key Features: | Townhouse | No Condo Fees | Rear Garage | Front Concrete Pad | 9' Main Floor Ceilings | Treated Wood Deck | Full Landscaping (Front & Back) | Quartz Countertops | Engineered Hardwood on Main Floor | Built-in Desk |

Built in 2025

#### **Essential Information**

MLS® # A2256036 Price \$519,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,334 Acres 0.06 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 302 Sundown Road

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 3H2

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz

Counters, Recessed Lighting, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 12th, 2025

Zoning R-MD

HOA Fees 153

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Canyon Creek

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