

# \$679,900 - 272 Sundown Road, Cochrane

MLS® #A2256933

**\$679,900**

4 Bedroom, 4.00 Bathroom, 1,673 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

**CORNER LOT | UNIQUE LAYOUT | FULLY FINISHED | DOUBLE DETACHED GARAGE**

Welcome home to 272 Sundown Road. This gorgeous turnkey home features a unique layout, high ceilings, and a cozy feel. The split-level design makes this house perfect for entertaining family and friends. With a separate kitchen/dining and living room area, you can converse easily without all gathering in the same space. The kitchen offers an abundance of soft-close drawers and cupboards for those who like lots of storage. A gas cooktop, convection wall oven, and built-in microwave give the kitchen a streamlined, modern feel and leads the way to your composite deck with glass panels. The dining area overlooks the living room with its 12-foot ceiling making it feel spacious and airy. The upper level features three bedrooms including the primary, a three-piece ensuite and four-piece bath, plus laundry. The fully developed basement adds to your living space and provides a 12-foot ceiling in the rec space, another bedroom with a walk-in closet, tons of storage, and a second three-piece bath. The corner lot offers new owners a generous side yard with a firepit and is across the street from a neighbourhood park. A large detached double garage, cozy porch, wiring for a hot tub and solar panels, Trimlight outdoor lighting, RV parking for up to a 21ft trailer, gas line for bbq, on-demand water, and a HVAC system are additional perks to this already fabulous home. Put it on your list of must-see houses!



Built in 2018

## Essential Information

MLS® #	A2256933
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,673
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

## Community Information

Address	272 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2R3

## Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office	First Place Realty
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