

# \$579,000 - 377 Sundown Road, Cochrane

MLS® #A2263669

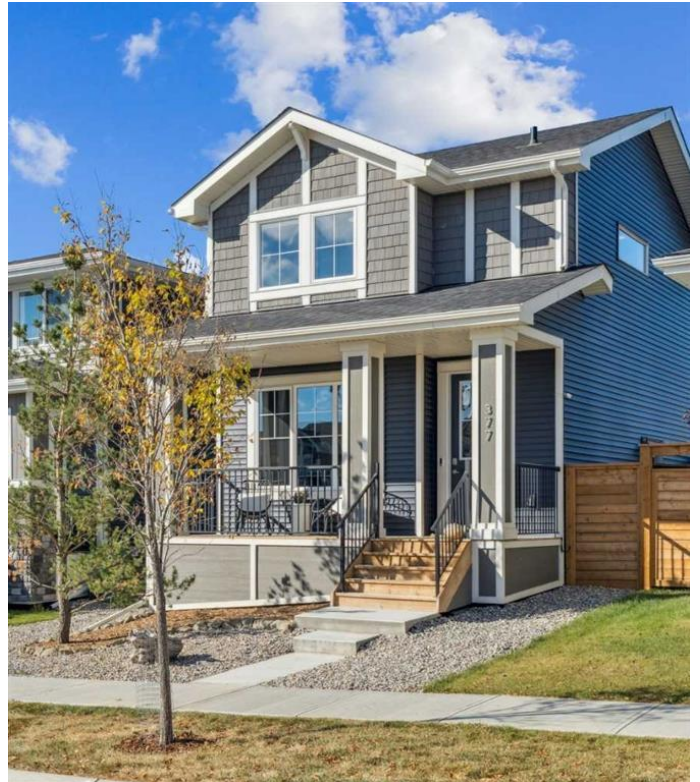
**\$579,000**

4 Bedroom, 4.00 Bathroom, 1,221 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautifully upgraded detached home in desirable Sunset Ridge, offering 1741 sq. ft. of developed living space. Located just steps from the local school and the future community centre, this property is ideal for families looking to settle into one of Cochrane's most vibrant communities. The charming east-facing front porch invites you to your new favourite coffee spot. The large, west-facing backyard enjoys plenty of afternoon sun, with neighbours set back for added privacy, and a paved back lane. A two-car parking pad is tucked neatly inside the fenced yard, offering a prime opportunity to create a custom garage, workshop, or studio tailored to your needs. Mountain views await from the site of your future deck. The professionally installed stone patio and upgraded fencing elevate the outdoor space beyond standard builder finishes, creating a polished and private retreat for relaxing or entertaining. A dedicated dog run is perfect for pet owners and even has a private side entrance. Inside this meticulously cared for home, you'll find a bright, airy layout with stylish upgrades throughout, including a modern electric fireplace in the main living area. The upstairs features comfortable bedrooms with blackout blinds and a spacious primary suite complete with a walk-in closet. The professionally designed and finished basement adds a fourth bedroom with its own walk-in closet, ideal for guests, teens, or extended family. A dry bar in the rec room



anchors the space, with designer tile adding a fun feature wall. Ample storage is located throughout the home, and, on the exterior you can access a large storage space beneath the front porch. Additional comforts include central A/C, water softener, and a HEPA air filtration system, ensuring year-round comfort and peace of mind. The kitchen appliances are upgraded, and include a Bosch dishwasher. This home offers exceptional value and is move-in ready! Book your showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263669    |
| Price          | \$579,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,221       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 377 Sundown Road  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C2A6            |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 2     |

Parking Off Street

## Interior

Interior Features High Ceilings, No Smoking H  
Dry Bar

Appliances Central Air Conditioner,  
Washer/Dryer, Water Softener

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full



## Exterior

Exterior Features Balcony, Garden, Private Entrance, Dog Run

Lot Description Back Lane, Dog Run Fenced In, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 10th, 2025

Days on Market 20

Zoning R-MX

HOA Fees 146

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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