

\$859,900 - 33 Sundown Grove, Cochrane

MLS® #A2250217

\$859,900

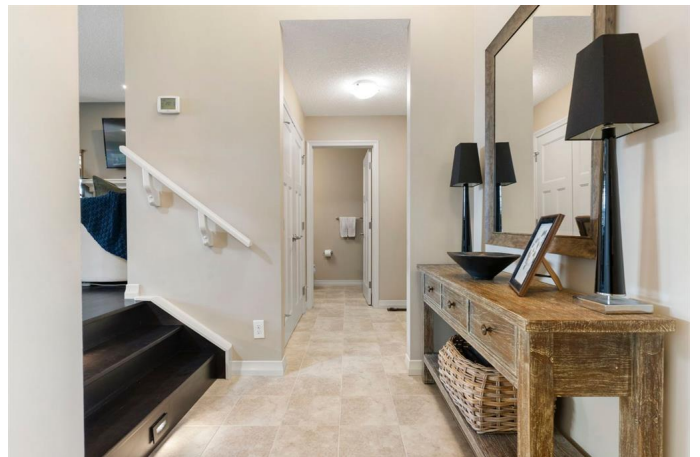
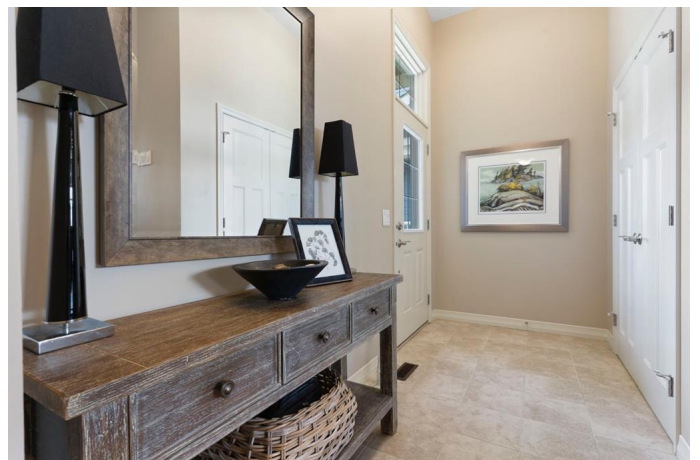
3 Bedroom, 4.00 Bathroom, 1,946 sqft
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 33 Sundown Grove – a beautifully upgraded and thoughtfully designed two-storey home with over 2475 sq ft of living and storage space in the highly sought-after community of Sunset Ridge in Cochrane, Alberta. Boasting stunning curb appeal, this turn-key home impresses from the moment you arrive with its charming architectural details and tasteful landscaping. Ideally located just steps from the neighbourhood's K-8 School, scenic pond, playgrounds, walking paths, and shopping amenities, this home offers the perfect blend of comfort, elegance, and convenience.

As you step inside, you're greeted by a grand front foyer with soaring ceilings that make a striking first impression. Elegant in-stair lighting and a cozy fireplace in the main living area create a warm and welcoming atmosphere that instantly feels like home. The open-concept layout is beautifully illuminated by natural light streaming through oversized windows, enhancing the home's inviting charm. The gourmet kitchen and living areas overlook a gorgeous south-facing backyard oasis filled with lush greenery and breathtaking landscaping.

The backyard features three private decks, a remote-controlled awning with automatic wind sensors, and integrated LED lighting – creating a magical evening ambiance. An additional 110 sq ft of outdoor storage is conveniently located under the enclosed deck, perfect for gardening tools or seasonal items.



Upstairs, you'll find a spacious bonus room with new luxury vinyl plank flooring — ideal for use as a family room, home office, or media space. The primary bedroom is a true retreat, featuring a walk-in closet with built-in storage, motion-sensor lighting, and a spa-like 5-piece ensuite. Two additional bedrooms, a second full 3-piece bathroom, and a laundry room with built-in cabinetry complete the second floor.

With 388 sq ft of living space, the professionally finished and permitted basement is thoughtfully configured for a future fourth bedroom. It also features a kitchenette, a third full 3-piece bathroom, a recreation room, an electric heated fireplace, and a dedicated 152 sq ft of storage with a utility sink. This opportune space is perfect for guests, extended family, or future rental potential.

Additional features include a finished and heated double attached garage with new epoxy flooring, recessed lighting with motion sensors, and numerous thoughtful upgrades and high-end finishes throughout. This move-in-ready home is perfect for families, professionals, or anyone looking to enjoy a peaceful lifestyle in one of Cochrane's most vibrant and scenic communities.

Don't miss your opportunity to own this Sunset Ridge gem — schedule your private showing today!

Built in 2014

Essential Information

| | |
|------------|-----------|
| MLS® # | A2250217 |
| Price | \$859,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |

| | |
|----------------|-------------|
| Square Footage | 1,946 |
| Acres | 0.08 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 33 Sundown Grove |
| Subdivision | Sunset Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0X7 |

Amenities

| | |
|----------------|--|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s) |
| Appliances | Bar Fridge, Freezer, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Other |
| Heating | Central, Fireplace(s), Natural Gas, See Remarks |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Electric, Gas, Gas Starter, Living Room |
| Has Basement | Yes |
| Basement | Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Other, Private Yard, Storage |
|-------------------|--|

| | |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, See Remarks, Yard Lights |
| Roof | Asphalt Shingle |
| Construction | See Remarks |
| Foundation | Poured Concrete, See Remarks |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 22nd, 2025 |
| Days on Market | 74 |
| Zoning | R-LD |
| HOA Fees | 153 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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