

\$579,000 - 377 Sundown Road, Cochrane

MLS® #A2263669

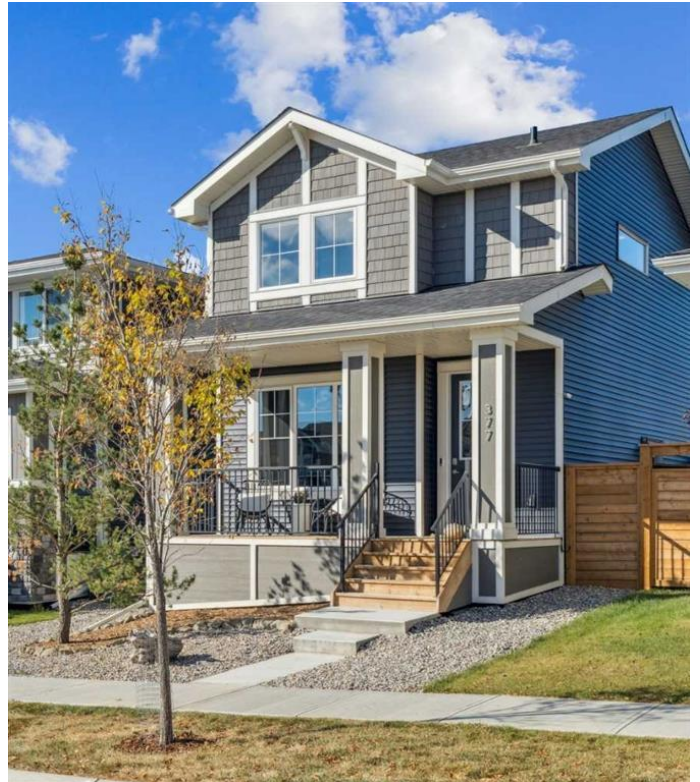
\$579,000

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 Dry Bar, High Ceilings, No S
Closet(s)

Appliances Bar Fridge, Central Air
Refrigerator, Washer/Dryer, V

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, Low Maintenance Landscape, Dog Run Fenced In

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025

Days on Market 23

Zoning R-MX

HOA Fees 146

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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