

\$549,900 - 377 Sundown Road, Cochrane

MLS® #A2268741

\$549,900

4 Bedroom, 4.00 Bathroom, 1,221 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 377 Sundown Road in the sought-after community of Sunset Ridge – a beautifully upgraded and move-in ready detached home offering over 1,740 sq. ft. of developed living space. Perfectly positioned just steps from the local school and the future community centre, this home combines everyday convenience with small-town charm. The inviting east-facing front porch is the perfect spot for morning coffee, while the large, west-facing backyard captures the afternoon sun and offers excellent privacy with set-back neighbours and a paved rear lane. Inside the fenced yard, a two-car parking pad awaits, with plenty of room to build your dream garage, workshop, or studio. Enjoy mountain views from the site of your future deck, or relax on the professionally installed stone patio surrounded by upgraded fencing. A dedicated dog run with private side access makes this home ideal for pet owners. Step inside to discover a bright, open-concept layout enhanced by thoughtful upgrades throughout, including a modern electric fireplace in the main living area. The kitchen features upgraded appliances, highlighted by a Bosch dishwasher, and is perfectly designed for entertaining. Upstairs, you'll find spacious bedrooms with blackout blinds, plus a primary suite complete with a walk-in closet. The professionally finished basement adds even more living space, including a fourth bedroom with walk-in closet, a dry bar with designer tile feature wall, and a cozy rec room. Additional



highlights include central A/C, water softener, and a HEPA air filtration system for year-round comfort. Exterior storage under the front porch provides even more functionality. This home offers exceptional value, timeless finishes, and a location that can't be beat" within walking distance of schools, playgrounds, and beautiful mountain views. Don't miss your chance to call Sunset Ridge home " book your showing today!

Built in 2022

Essential Information

MLS® #	A2268741
Price	\$549,900
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	None
Parking Spaces	2

Parking Off Street

Interior

Interior Features Dry Bar, High Ceilings, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room, Mantle

Has Basement Yes

Basement Full

Exterior

Exterior Features Balcony, Dog Run, Garden, Private Entrance

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

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 4th, 2025

Days on Market 5

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.