

# \$639,000 - 304 Sundown View, Cochrane

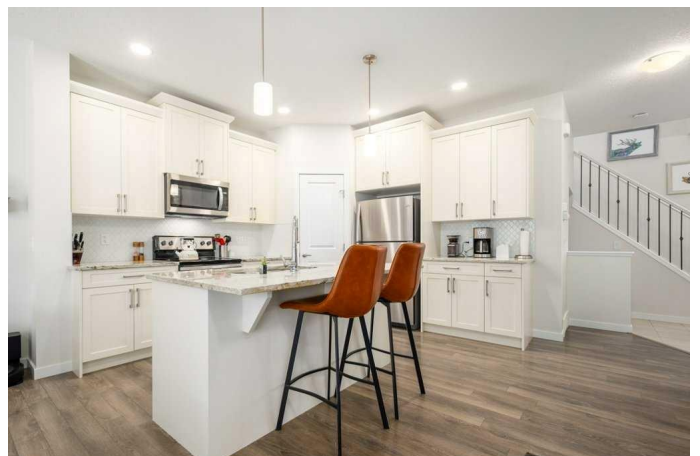
MLS® #A2207717

**\$639,000**

3 Bedroom, 4.00 Bathroom, 1,780 sqft  
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Nestled on a quiet street with a park in the highly desirable Sunset Ridge community, this beautifully designed 3-bedroom, 3.5-bath home offers the perfect blend of modern finishings and everyday comforts you wish for in a home. With stylish details, and plenty of space for the whole family, it is truly a must-see! You will love the modern open concept kitchen, featuring granite countertops, stainless steel appliances, a large eat-in island, extra tall cabinets, and walk in pantry. The kitchen overlooks the inviting living room with a cozy gas fireplace. The dining area leads into a lovely covered deck and stone patio, creating an outdoor living room feel. The low-maintenance backyard includes a garden shed for extra storage and a number of trees, berry bushes, and a garden. Completing the main level is a convenient 2 piece bath and a double attached garage, which includes windows to let in daylight and an electric vehicle charging outlet. Upstairs you notice the beautiful engineered hardwood flooring and will be greeted by a large bonus room bathed in natural light, making it an ideal media lounge, playroom or office area. The primary suite is a relaxing retreat with a walk-in closet, dual vanities, a walk-in shower, and a large soaking tub. Completing this level are two additional bedrooms, full 4-piece bath, and convenient laundry room. The lower level is fully finished providing a spacious recreation area, wet bar, 3 piece bathroom and storage. This home is Certified Built Green, has central



air conditioning, central vacuum, water softener, furnace UV air purifier, and is located close to parks, school, and walking trails. This home is fully finished, move-in ready, and in a fantastic location - book your showing today.

Built in 2018

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207717    |
| Price          | \$639,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,780       |
| Acres          | 0.08        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 304 Sundown View  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2R2           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Park, Playground  |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Garage Door Opener, In Garage Electric Vehicle Charging Station(s), Insulated |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings      |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Private Yard                            |
| Lot Description   | Back Yard, Garden, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Vinyl Siding   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 5               |
| Zoning         | R-LD            |
| HOA Fees       | 146             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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