

# \$614,900 - 377 Sundown Road Road, Cochrane

MLS® #A2263669

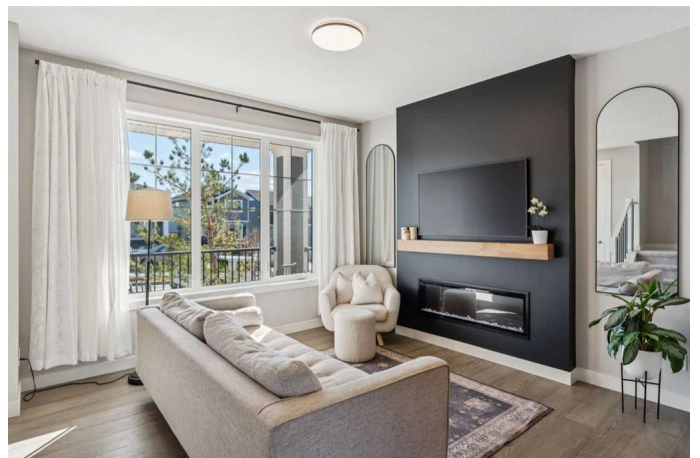
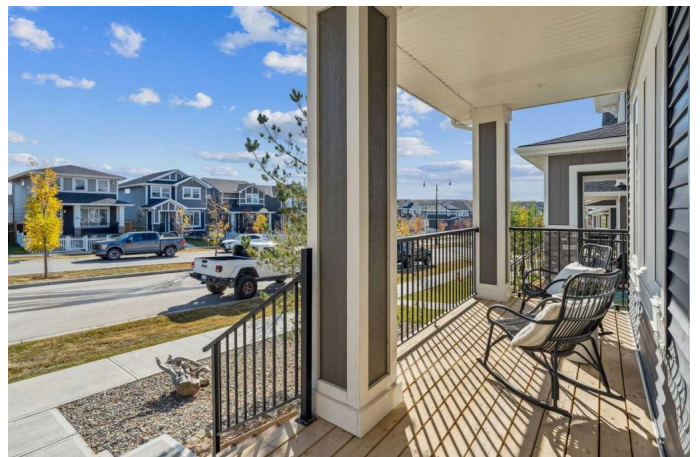
**\$614,900**

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 the perfect blend of style, comfort, and convenience. 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 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, a paved back lane, and ample space to add a future garage or parking pad. Mountain views await from the site of your future deck, and a professional stone patio sits below. 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 under the stairs and throughout the home. 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 in the low \$600s and is move-in ready! Book your showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263669    |
| Price          | \$614,900   |
| 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 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 Home, Separate Entrance, Walk-In Closet(s), Dry Bar |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Water                |

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
|                 | Softener, Window Coverings, Central Air Conditioner, Bar Fridge |
| Heating         | Forced Air                                                      |
| Cooling         | Central Air                                                     |
| Fireplace       | Yes                                                             |
| # of Fireplaces | 1                                                               |
| Fireplaces      | Electric                                                        |
| Has Basement    | Yes                                                             |
| Basement        | Finished, 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 | 7                  |
| 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.