

# \$959,900 - 53 Sundown Grove, Cochrane

MLS® #A2207452

**\$959,900**

4 Bedroom, 4.00 Bathroom, 2,484 sqft

Residential on 0.16 Acres

Sunset Ridge, Cochrane, Alberta

Nestled in the heart of Sunset Ridge, this exquisite home sits on an expansive 6,800 SQFT pie-shaped lot—one of the largest in the area—backing onto serene ponds and picturesque walking paths. Offering a rare blend of privacy and breathtaking scenery, this residence is a true sanctuary, boasting a southwest-facing backyard that captures mesmerizing mountain and sunset views. Upon arrival, the home's stunning curb appeal is immediately apparent. Yet, it is the rear of the property that truly commands attention. Overlooking vast green spaces, tranquil ponds, and distant peaks, this residence stands apart with its spacious design and strategic placement, offering a level of independence rarely found in similar homes. Inside, elegance meets functionality with 9ft ceilings and numerous upgrades throughout the home. The chef's kitchen, where a massive quartz-topped island with an eating bar serves as the perfect gathering spot. Stainless steel appliances, a gas cooktop, a generous pantry, and ceiling-height cabinetry elevate the space, while abundant natural light accentuates its sophisticated finishes. Adjacent to the kitchen, the bright and airy eating nook invites you to enjoy meals with a view. Large windows frame the sweeping landscape, and direct access to the back deck makes alfresco dining effortless. The inviting living room is equally captivating, with a stone-surround fireplace and wooden mantle providing warmth and charm. A 2pc



powder room and access to the double attached garage complete this main level. Upstairs, the luxurious primary retreat is a masterpiece of comfort and tranquility. This private haven features sweeping mountain views, his-and-her walk-in closets, and a spa-like 5-piece ensuite with dual vanities, a soaking tub, an oversized shower, and a private water closet. Two additional bedrooms, a stylish 4-piece bathroom, an upper-level laundry room, and a versatile sitting areaâ€”ideal as a playroom or flex spaceâ€”complete this thoughtfully designed floor. The fully finished lower level extends the homeâ€™s living space with a spacious family room offering walkout access to the lower patio. The massive backyard, a true rarity in the neighbourhood, provides ample space for outdoor entertainment, gardening, and relaxation, all while enjoying the spectacular natural surroundings. A generous additional bedroom, a sleek 3-piece bathroom, and a flexible office or bonus space ensure that this level meets all your familyâ€™s needs. Designed for year-round comfort, this home is equipped with air conditioning! Sunset Ridge is one of Cochraneâ€™s most desirable communities, offering an unparalleled lifestyle with scenic pathways, parks, and close proximity to schools, shopping, and amenities. With its expansive lot, breathtaking vistas where you can watch your kids at the park, and meticulously designed interior, this property stands as a true gem in the communityâ€”offering an extraordinary blend of luxury, space, and serenity!

Built in 2015

## Essential Information

MLS® #	A2207452
Price	\$959,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,484
Acres	0.16
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	53 Sundown Grove
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H8

### Amenities

Amenities	Playground, Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Closet Organizers, Double Vanity, High Ceilings, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Garage Control(s), Microwave Hood Fan, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Back Yard, Few Trees, Lawn, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	115
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
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