

# \$749,900 - 108 Sundown Place, Cochrane

MLS® #A2223291

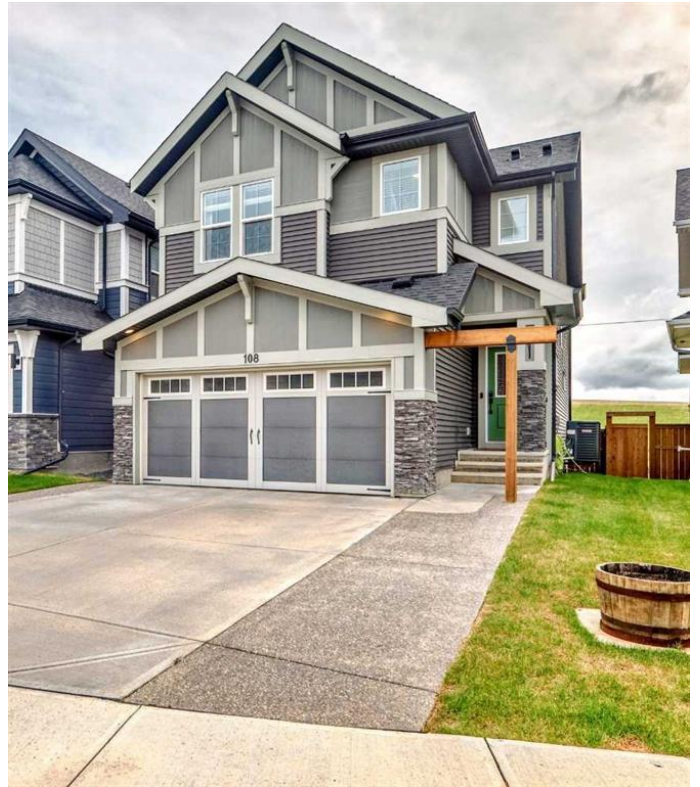
**\$749,900**

3 Bedroom, 3.00 Bathroom, 2,078 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your new home, 108 Sundown Place, the home you have been waiting for where no small detail has been overlooked. This stunning 3 bedroom home backing greenspace has been thoughtfully designed & impeccably finished. Step into refined comfort with this meticulously maintained 2 storey home- a perfect blend of luxury, functionality and natural beauty, backing onto scenic green space in the desirable community of Sunset Ridge. From the moment you enter, you're welcomed by a spacious, light filled foyer with double closet and additional window setting the tone for the high-end touches throughout. The open-concept main floor showcases a chef-inspired kitchen with high-end appliances, granite counters, an oversized island with plenty of storage, plus a butlers pantry for added convenience and prep space. Continuing with the open-concept is the bright designated dining area and cozy living room featuring a stunning fireplace and large window that captures the beautiful backyard views. Completing the main floor are a 1/2 bath & an upgraded mudroom that ensures everyday convenience is met which has been brilliantly thought through with functional utility and closet space with all wood shelving, storage bench, coat hooks & don't miss the built-in pet dish area. Upstairs, the vaulted bonus room greets you with a stunning custom built-in entertainment unit providing the perfect family retreat for movie or sports night. The luxurious primary suite is a real treat; the



oversized bedroom with vaulted ceiling has a beautifully appointed feature wall leading into a spa-like ensuite with dual vanity, separate soaker tub and shower completed by a walk-in closet with built-ins. Bedrooms 2 & 3 are each a generous size with walk-in closets; Primary & guest bedrooms have 'smart' ceiling fans. The main 4pc family bathroom is appointed to the same standard as the rest of the home. Completing the upper level is your convenient, functional laundry room with built-in cabinetry including slide-in laundry hampers, folding counter and custom built hanging racks & hooks. Outside your rear yard is a private oasis, with a 2-tier custom maintenance free composite deck with thoughtful under-deck storage, privacy screen, dedicated BBQ deck with gas line, expansive lounging area and hot tub overlooking green-space. Your double attached garage is insulated, drywalled and painted continuing with the pristine image this home offers. The basement is a blank canvas for your future needs with 3pc bathroom rough-in & large window. A few additional features include: Central Air Conditioning, all upgraded light fixtures, vacuflo rough-in, knockdown ceilings, rear phantom door screen, HRV system, widened aggregate driveway for an additional useable space, concrete & stone work at the side of the home for practicality and balance of New Home Warranty. Every inch of this home reflects careful craftsmanship & premium finishes - this is your opportunity to own a truly turn-key home in a sought after location.

Built in 2018

### **Essential Information**

MLS® #	A2223291
Price	\$749,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,078
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	108 Sundown Place
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes

Basement	Full, Unfinished
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## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	9
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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