

# \$465,000 - 140 Sundown Road, Cochrane

MLS® #A2224247

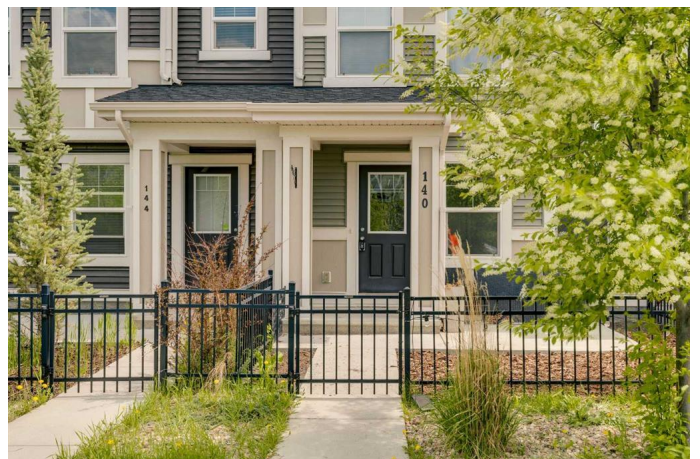
**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,482 sqft

Residential on 0.04 Acres

Sunset Ridge, Cochrane, Alberta

| NO CONDO FEES | ATTACHED GARAGE |  
4 BEDROOM CONDO - Welcome Home! To your new west-facing townhouse featuring 4 bedrooms, 2.5 bathrooms, and 1,325 sq ft of expertly designed living space. Nestled in the sought-after community of Sunset Ridge. Offering modern living at its finest, this property is thoughtfully equipped with Central A/C, a single attached garage with 220v power, and an extended driveway that accommodates two additional vehicles. This townhouse boasts both elegance and functionality. Located within a master-planned neighbourhood, it offers unparalleled access to top-tier amenities, including Schools, scenic ravines, parks, and playgrounds—all just a short walk away. Step inside to notice the open-concept layout, soaring ceilings, and an abundance of natural light pouring in through large windows that illuminate the spacious living and kitchen areas. Rich laminate floors seamlessly flow throughout the main level, while the generously sized living room offers ample space for relaxation and entertainment. A stunning dining feature wall sets the tone for formal meals or casual gatherings. The kitchen boasts plenty of counter space, storage, and an impressive pantry, it's perfect for both everyday meals and hosting guests. The sleek design includes Shaker-style cabinetry, quartz countertops, a brick-patterned backsplash, and a large kitchen island—ideal for meal prep or casual dining. Pendant lighting and modern finishes complete the chic aesthetic.



Step outside to your private balcony, featuring a convenient gas line for effortless BBQs and outdoor enjoyment. The home is ideally situated within walking distance to Rancheview School (K-9) , the ravine, parks, and playgrounds. Donâ€™t miss out on this fantastic opportunity to own a beautiful home in one of Cochrane's most sought-after communities. Schedule your showing today!

Built in 2017

**Essential Information**

MLS® #	A2224247
Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	140 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2M5

**Amenities**

Amenities	Other
Parking Spaces	3
Parking	Single Garage Attached

# of Garages 1

### Interior

Interior Features Open Floorplan  
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Basement None

### Exterior

Exterior Features Balcony, BBQ gas line  
Lot Description Other  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 24th, 2025  
Days on Market 8  
Zoning R-MD  
HOA Fees 150  
HOA Fees Freq. ANN

### Listing Details

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.