

# \$579,900 - 325 Sundown Road, Cochrane

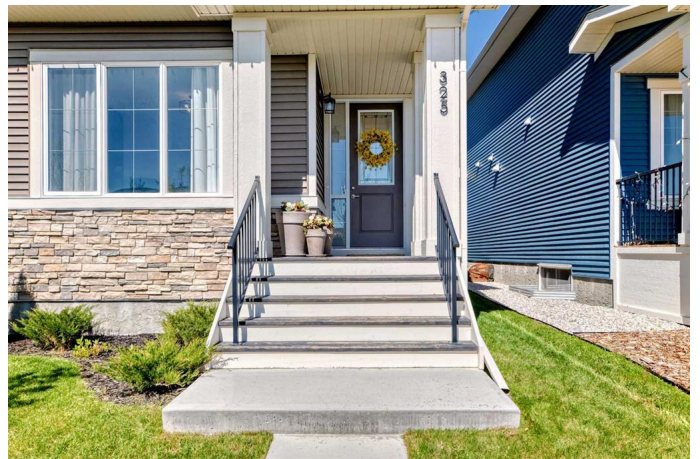
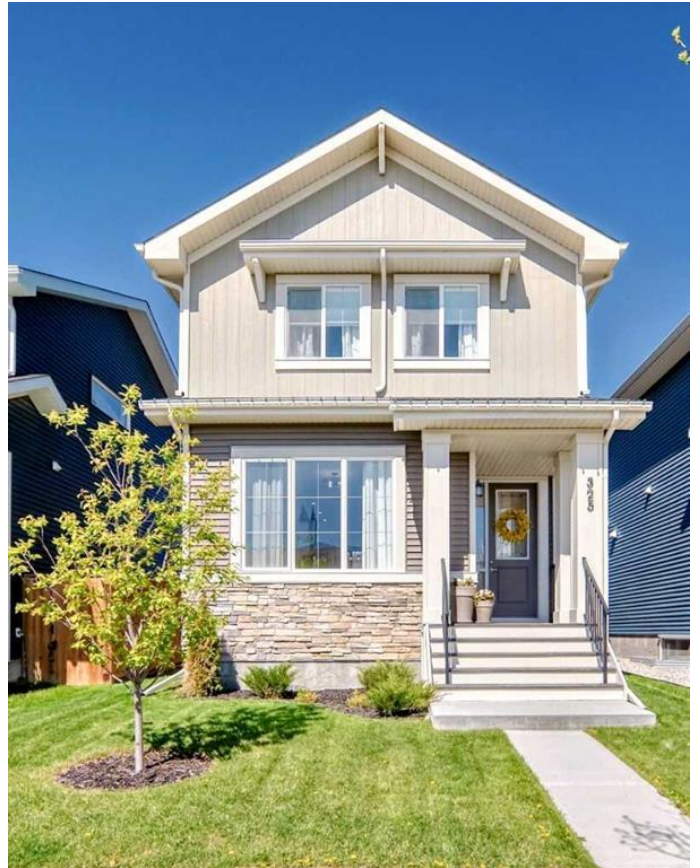
MLS® #A2225184

## \$579,900

3 Bedroom, 3.00 Bathroom, 1,340 sqft  
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your new HOME located at 325 Sundown Road. From the moment you approach, pride of ownership is evident. Located in the sought after community of Sunset Ridge where lifestyle meets comfort, this bright and beautifully maintained detached 2-storey home offers the perfect blend of style, space, and functionality. Surrounded by walking trails and everyday conveniences, it's ideal for families and professionals alike. Step inside to a stunning kitchen featuring granite countertops, abundant cabinetry, generous counter space, and a dedicated coffee station or tech nook. The open-concept main floor boasts a gorgeous living room with a feature wall and electric fireplace, a rear dining room, and a discreetly tucked away powder room for added privacy. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a modern 3-piece ensuite, along with two additional bedrooms and a stylish full bathroom all with granite countertops. Convenient upstairs laundry completes the upper level. The partially finished basement offers incredible potential, with two large egress windows and a bathroom rough-in, making it perfect for future development. Enjoy sunny afternoons in your west-facing backyard with a rear deck (gas line for BBQ), a flat, usable yard, and an oversized double detached garage perfect for extra storage or workshop needs. Don't miss your



chance to own this incredible home in one of the most desirable neighborhoods!

Built in 2020

**Essential Information**

MLS® #	A2225184
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	325 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T2

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	4
Zoning	R-MX
HOA Fees	154
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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