

\$790,000 - 69 Sundown Avenue, Cochrane

MLS® #A2244598

\$790,000

4 Bedroom, 4.00 Bathroom, 2,145 sqft
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Embark on a joyful family journey or seize a prime investment opportunity in Sunset Ridge, a vibrant community where winding walking paths, lively playgrounds, scenic nature trails, and well-rated elementary schools create an idyllic setting for lasting memories. Positioned as the last house on the street at the current edge of town, this stunning 2,144sqft (above grade) two-story home, paired with a 587sqft one-bedroom basement fully legal suite, offers serene views over farm fields—though this tranquil backdrop may evolve with future development. Inside, the air-conditioned main floor welcomes you with a bright, open-concept layout, where extra side windows flood the cozy living room—complete with a gas fireplace—the spacious dining area, and modern kitchen with warm, natural light, perfect for family gatherings. The gourmet kitchen, equipped with a built-in gas cooktop and built-in oven, features a walk-through pantry connecting to a mudroom and garage, while a door opens to a back deck, patio, and expansive yard, ideal for children's play or summer barbecues. Elegant luxury vinyl plank flooring flows seamlessly throughout the entire home, enhancing its modern charm, while a convenient two-piece powder room adds everyday practicality to the main floor. Upstairs, the primary suite offers a peaceful retreat with a walk-in closet and luxurious five-piece ensuite, thoughtfully separated from two additional bedrooms and a four-piece



bathroom by a versatile bonus room and practical laundry space, ensuring privacy for parents and room for kids to thrive. The fully developed basement legal suite, accessible via a separate side entrance with its own furnace and water heater, boasts a full kitchen, living area, bedroom, four-piece bathroom, in-suite laundry, and ample storage, all finished with the same sleek luxury vinyl plank—making it an ideal mortgage helper or a welcoming home for extended family. A spacious, drywalled utility room provides extra storage for all your family’s treasures. This Sunset Ridge gem blends warmth, functionality, and opportunity, offering an air-conditioned forever home where every moment feels just right.

Built in 2020

Essential Information

MLS® #	A2244598
Price	\$790,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,145
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	69 Sundown Avenue
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 2T3

Amenities

Amenities	Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX West Real Estate
----------------	-------------------------

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.