

# \$500,000 - 201 Sundown Road, Cochrane

MLS® #A2219140

**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your dream home in beautiful Sunset Ridge, Cochrane. This rare end unit townhome offers the perfect blend of comfort, style, and location. Just a short walk to Ranch View School, it's an ideal home for families and professionals alike. Featuring three spacious bedrooms and two and a half bathrooms, this beautifully finished home includes a separate office space on the main floor, perfect for working from home. You'll love the large private balcony, private front yard, and the added privacy of backing onto a quiet laneway. Enjoy year-round comfort with central air conditioning. The home also includes a huge double car garage and a large driveway, offering ample parking and storage. Best of all, there are no condo fees, keeping your monthly costs lower while giving you more freedom. This move-in ready property combines thoughtful upgrades, functional living space, and a prime location in one of Cochrane's most desirable communities. Don't miss your chance to own this exceptional home—schedule your private showing today.

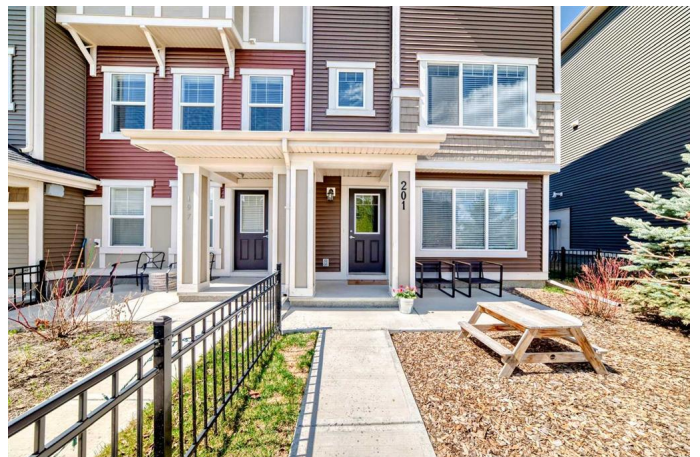
Built in 2020

## Essential Information

MLS® # A2219140

Price \$500,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,793
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	201 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0H4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	13
Zoning	R-MD
HOA Fees	185
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Makey Real Estate Elite Inc.
----------------	------------------------------

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.