

\$619,900 - 88 Sundown Manor, Cochrane

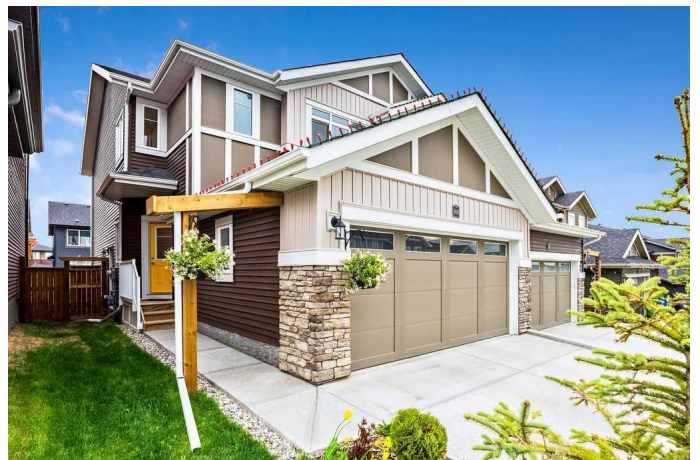
MLS® #A2225512

\$619,900

3 Bedroom, 4.00 Bathroom, 1,615 sqft
Residential on 0.07 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE Sunday June 22nd, from 2:00-4:00 pm- Discover this beautifully developed family home in the sought-after community of Sunset Ridge! This impeccably maintained, turnkey residence is fully finished and ready for you to move in and start enjoying. Step into the spacious and inviting foyer—an ideal space to welcome guests. The open-concept kitchen is designed with both functionality and style in mind, featuring gleaming quartz countertops, a large central island, a full pantry, and stainless steel appliances. Whether you’re preparing meals or entertaining friends, this kitchen is sure to impress. The adjacent living and dining areas offer a seamless flow, perfect for hosting gatherings or relaxing with family. The dining room seamlessly flows into a sun-drenched, professionally landscaped backyard oasis, complete with an expansive deck, custom privacy screen, and mature trees—perfect for private outdoor relaxation or entertaining. Upstairs, a cozy bonus room awaits—ideal for a home office, reading nook, or playroom. The expansive primary suite features a walk-in closet and a beautifully appointed ensuite with a large quartz vanity and built-in shelving. An upstairs laundry room adds convenience, while two additional bedrooms and a full bathroom complete this level. The professionally developed lower level offers a large family/recreation room and a full bathroom—perfect for movie nights, a home gym, or extra space for guests. Additional



features include an attached garage with built-in storage solutions, ideal for keeping your space organized. Perfectly situated near Ranchview K-8 School, extensive walking paths, and a wide array of amenities, this home offers everything you need, all while enjoying the breathtaking Rocky Mountain views that Sunset Ridge is known for. Donâ€™t miss this opportunityâ€”book your private showing today and make this exceptional home yours!

Built in 2021

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2225512 |
| Price | \$619,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,615 |
| Acres | 0.07 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 88 Sundown Manor |
| Subdivision | Sunset Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0M7 |

Amenities

| | |
|----------------|------|
| Amenities | Park |
| Parking Spaces | 4 |

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Walk-In Closet(s), Pantry |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters |
| Lot Description | Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Few Trees, Level |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 22 |
| Zoning | R-MX |
| HOA Fees | 153 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.