

# \$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 foyerâ€”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 youâ€™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 treesâ€”perfect for private outdoor relaxation or entertaining. Upstairs, a cozy bonus room awaitsâ€”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 bathroomâ€”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	23
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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