

# \$634,900 - 36 Sundown Avenue, Cochrane

MLS® #A2246660

**\$634,900**

4 Bedroom, 4.00 Bathroom, 1,608 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your new Home, nestled in the highly sought-after neighborhood of Sunset Ridge, this beautiful, fully finished 4-bedroom, 3.5-bathroom home is the epitome of modern living. Offering an exceptional layout with plenty of useable living spaces & plenty of natural light, this home has been well maintained and is ready for you to move in! Step into the heart of the home—a chef-inspired kitchen featuring quartz countertops, high-end stainless steel appliances, and ample cabinetry for all your culinary needs. The open-concept design flows seamlessly into a spacious dining and living area, perfect for both entertaining and everyday family living. Upstairs, enjoy your ample primary suite, complete with a walk-in closet and ensuite bathroom featuring a dual quartz vanity and a walk-in shower. Two additional bedrooms are generously sized, providing plenty of space for family or guests, your bonus room offers even more living options & completing the upper level is a 4pc bathroom & laundry. The lower level is fully finished with a generous family room, 4th bedroom & 4 pc bathroom - finished to the same standard of the rest of the home. The south-facing backyard is a true highlight, with a large two-tier composite deck complete with gazebo, ideal for summer BBQs, relaxation, or outdoor entertaining. Whether you're hosting or unwinding after a long day, this space will become your favorite retreat. Additional features include central air conditioning, HRV



system, high-end finishes throughout, and a double attached garage that is insulated and drywalled. With close proximity to schools, shopping, parks, and walking trails, this home offers the perfect balance of tranquility and convenience.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246660    |
| Price          | \$634,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,608       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 36 Sundown Avenue |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2T3           |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

**Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | Central Air                                                                                                                    |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                 |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full                                                                                                                 |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | None                                                       |
| Lot Description   | Back Yard, Cul-De-Sac, Gazebo, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stone, Vinyl Siding                                        |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 17               |
| Zoning         | R-LD             |
| HOA Fees       | 146              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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