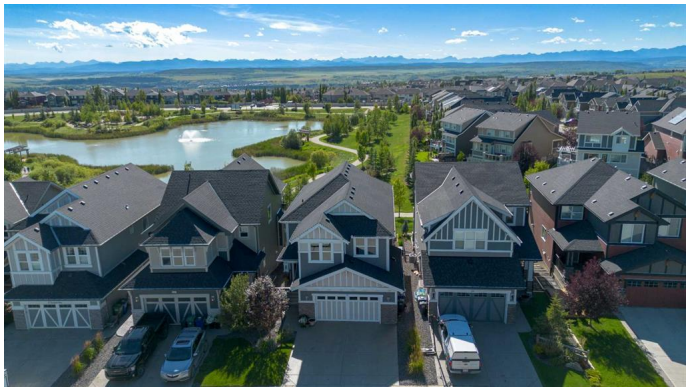
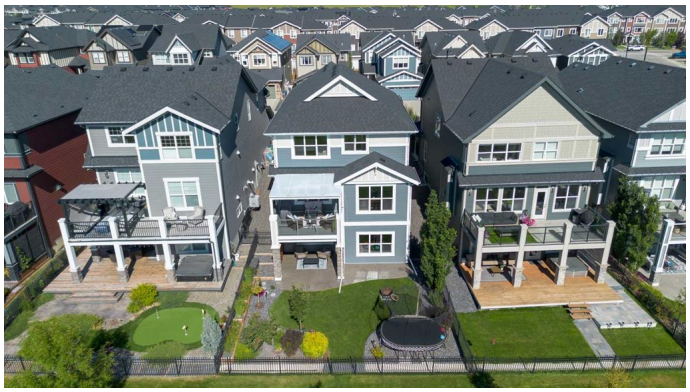
$959,900 - 55 Sundown Way, Cochrane

MLS® #A2250002

$959,900
3 Bedroom, 4.00 Bathroom, 2,504 sqft
Residential on 0.10 Acres





Sunset Ridge, Cochrane, Alberta

Welcome to 55 Sundown Way, where luxury meets functionality in this stunning home offering over 3,500 square feet of beautifully finished living space. Situated in a prime location with a walkout basement, the property boasts exquisite curb appeal with an exposed aggregate driveway and meticulous landscaping. Backing onto lush greenspace, walkways, and the serene Sunset Pond, the home provides breathtaking panoramic mountain views from every level. Key outdoor upgrades include a polycarbonate-covered deck, a cedar privacy wall for added elegance and seclusion, and an oversized 24 x 24 garage with a separate side entrance and built-in workbench. A resealed concrete pad enhances the pristine outdoor spaces, complemented by a hot water tap designed for childrenâ€™s outdoor water activities. Inside, enjoy modern comforts such as central air conditioning, upper-level laundry, and a chefâ€™s dream kitchen complete with a built-in oven, gas cooktop, granite countertops, and stainless steel appliances. Relax by one of the two gas fireplaces or in the master bedroom retreat, featuring a luxurious soaker tub with stunning storm views. The main floor shines with engineered hardwood, while the walkout basement features dri-core subfloor and LVP flooring. Equipped with radon mitigation and roughed in for solar panels, the home ensures peace of mind. Conveniently located near Ranchview School, this property is perfect for families seeking a forever home

that offers a perfect blend of luxury, comfort, and functionality.

Built in 2016

Essential Information

MLS® #	A2250002
Price	$959,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,504
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	55 Sundown Way
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2M4

Amenities

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

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	R-LD
HOA Fees	154
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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