

# \$614,900 - 374 Sundown Road, Cochrane

MLS® #A2265335

**\$614,900**

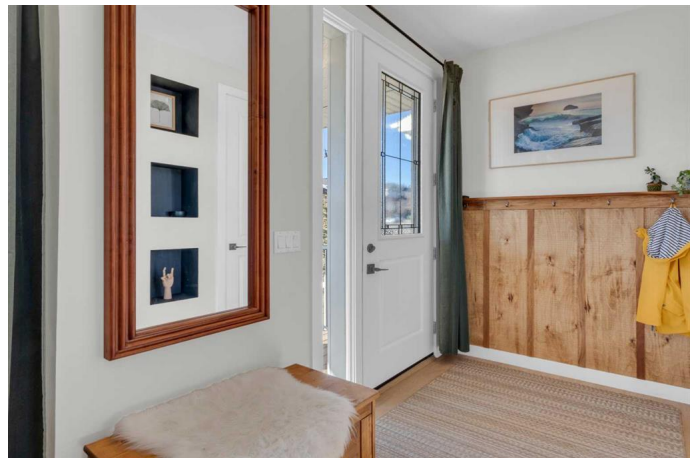
4 Bedroom, 3.00 Bathroom, 1,457 sqft  
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

NEW PRICE =s NEW OPPORTUNITY.....This beautifully upgraded Sunset Ridge home offers numerous improvements throughout, including quartz countertops, an updated kitchen, and 3+1 bedrooms with a partially finished basement awaiting your choice of flooring. With over 1,900 square feet of developed living space, landscaped grounds, fencing, and a double detached garage, this property meets a variety of family or personal needs. On entry, you are greeted by an open floor plan enhanced by ample natural sunlight that illuminates the living, dining, and kitchen areas. The kitchen is thoughtfully designed to accommodate any household. Upstairs features two bedrooms, a laundry room, and a spacious primary suite complete with a four-piece ensuite and a walk-in closet with a private window. The lower level provides a large family room ideal for entertainment, an additional bedroom, generous storage, and a roughed-in bathroom. The final finishes needed on the lower level include flooring and bath fixtures. The exterior boasts fenced front and back yards, a double detached garage, and ample yard space suited to both young families and empty nesters seeking room to entertain. Please contact us today to arrange a viewing.

Built in 2021

## Essential Information



MLS® #	A2265335
Price	\$614,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	374 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2A6

### **Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Detached, Insulated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes

Basement Full

## Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot, Views  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed October 17th, 2025  
Days on Market 18  
Zoning R-MX  
HOA Fees 140  
HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX West Real Estate

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