

\$837,000 - 128 Sundown View, Cochrane

MLS® #A2248741

\$837,000

4 Bedroom, 4.00 Bathroom, 2,208 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

AMAZING 2-Storey Family Home with Developed Walk-Out. Stunning Mountain Views to the West, and to the East the Beautiful Forest Hillside, and occasionally a few cows in the pasture. The backyard gate opens up to the vast playground of Ranche View School; Elementary and Junior High - allowing students a chance to lunch at home, and - running out the back door minutes before the "bell rings"! The main floor Open Concept with high ceilings and large windows offers an abundance of Natural Sunlight and gleaming hardwood floors front to back. Upon entering the front entrance, is a spacious home office offering peace and quiet behind glass French Doors. The large functional kitchen with entertainment island, white cabinetry, quartz countertops, a convenient walk-thru pantry and stainless appliances, make this THE spot for hosting events! The spacious living room with eye-catching fireplace wall flows into the lovely dining area, which steps out to a large deck; perfect for bar-b-ques, morning coffee or evening beverage, as you relax and enjoy the gorgeous backyard and in the distance, surreal 180 degree views. This location is very peaceful. Upstairs the spacious Primary offers a spa-ish 5 piece ensuite with a large soaker tub, a stand-alone shower, double vanities, and a roomy walk-in closet. Two additional spacious bedrooms share an additional 4-piece bath. The immense Bonus Room is the most used room in the house -



and perfect for games night, and viewing late night news before lights out. The walkout is home to an outstanding Theatre Room/fourth bedroom; spacious enough to seat friends and guests for those entertainment evenings. Currently used as a gym, the walk-out offers large windows with a beautiful view to enjoy while on the treadmill! Also an additional four-piece bath. Walking out to the lovely patio will always be a pleasure, whether you meditate or enjoy the many views. This is a beautiful home - offering the joy of country living AND the conveniences of Cochrane. Less than an hour to the mountains!!! Shows 10/10! Book your viewing today! SATURDAY AUGUST 23 OPEN HOUSE FROM 12:00-2:00pm

Built in 2019

Essential Information

MLS® #	A2248741
Price	\$837,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,208
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	128 Sundown View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 2N9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Insert, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Landscaped, No Neighbours Behind
Roof	Asphalt
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	11
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.