

# \$859,900 - 33 Sundown Grove, Cochrane

MLS® #A2250217

**\$859,900**

3 Bedroom, 4.00 Bathroom, 1,946 sqft

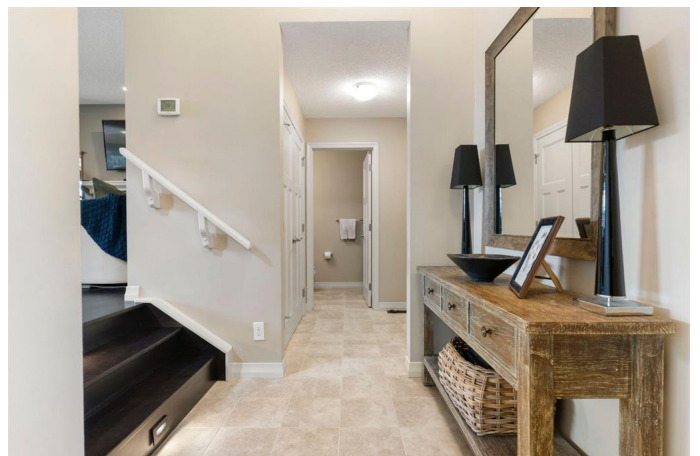
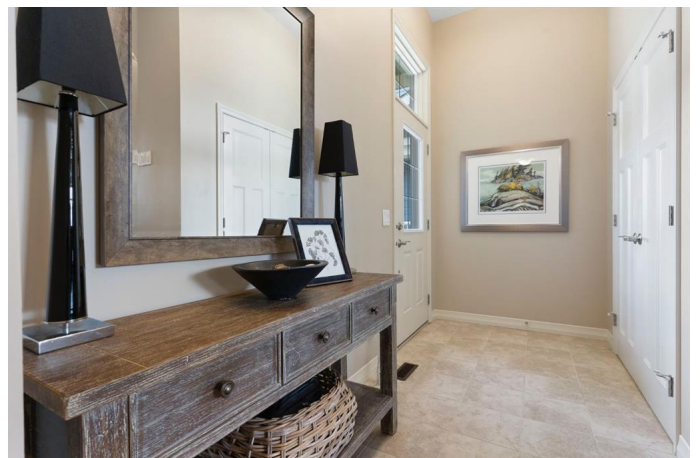
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 33 Sundown Grove – a beautifully upgraded and thoughtfully designed two-storey home with over 2475 sq ft of living and storage space in the highly sought-after community of Sunset Ridge in Cochrane, Alberta. Boasting stunning curb appeal, this turn-key home impresses from the moment you arrive with its charming architectural details and tasteful landscaping. Ideally located just steps from the neighbourhood's K-8 School, scenic pond, playgrounds, walking paths, and shopping amenities, this home offers the perfect blend of comfort, elegance, and convenience.

As you step inside, you're greeted by a grand front foyer with soaring ceilings that make a striking first impression. Elegant in-stair lighting and a cozy fireplace in the main living area create a warm and welcoming atmosphere that instantly feels like home. The open-concept layout is beautifully illuminated by natural light streaming through oversized windows, enhancing the home's inviting charm. The gourmet kitchen and living areas overlook a gorgeous south-facing backyard oasis filled with lush greenery and breathtaking landscaping.

The backyard features three private decks, a remote-controlled awning with automatic wind sensors, and integrated LED lighting – creating a magical evening ambiance. An additional 110 sq ft of outdoor storage is conveniently located under the enclosed deck, perfect for gardening tools or seasonal items.



Upstairs, you'll find a spacious bonus room with new luxury vinyl plank flooring – ideal for use as a family room, home office, or media space. The primary bedroom is a true retreat, featuring a walk-in closet with built-in storage, motion-sensor lighting, and a spa-like 5-piece ensuite. Two additional bedrooms, a second full 3-piece bathroom, and a laundry room with built-in cabinetry complete the second floor.

With 388 sq ft of living space, the professionally finished and permitted basement is thoughtfully configured for a future fourth bedroom. It also features a kitchenette, a third full 3-piece bathroom, a recreation room, an electric heated fireplace, and a dedicated 152 sq ft of storage with a utility sink. This opportune space is perfect for guests, extended family, or future rental potential.

Additional features include a finished and heated double attached garage with new epoxy flooring, recessed lighting with motion sensors, and numerous thoughtful upgrades and high-end finishes throughout. This move-in-ready home is perfect for families, professionals, or anyone looking to enjoy a peaceful lifestyle in one of Cochrane’s most vibrant and scenic communities.

Don’t miss your opportunity to own this Sunset Ridge gem – schedule your private showing today!

Built in 2014

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2250217  |
| Price      | \$859,900 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 1,946       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 33 Sundown Grove  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0X7           |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Other                                                                |
| Parking Spaces | 4                                                                    |
| Parking        | Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 4                                                                    |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)                                                     |
| Appliances        | Bar Fridge, Freezer, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Other |
| Heating           | Central, Fireplace(s), Natural Gas, See Remarks                                                                                                    |
| Cooling           | Other                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                  |
| Fireplaces        | Basement, Electric, Gas, Gas Starter, Living Room                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full                                                                                                                                               |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit, Other, Private Yard, Storage |
|-------------------|----------------------------------------|

|                 |                                                |
|-----------------|------------------------------------------------|
| Lot Description | Back Lane, Back Yard, See Remarks, Yard Lights |
| Roof            | Asphalt Shingle                                |
| Construction    | See Remarks                                    |
| Foundation      | Poured Concrete, See Remarks                   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 83                |
| Zoning         | R-LD              |
| HOA Fees       | 153               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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