

\$899,000 - 144 Sundown View, Cochrane

MLS® #A2238117

\$899,000

5 Bedroom, 4.00 Bathroom, 2,264 sqft
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

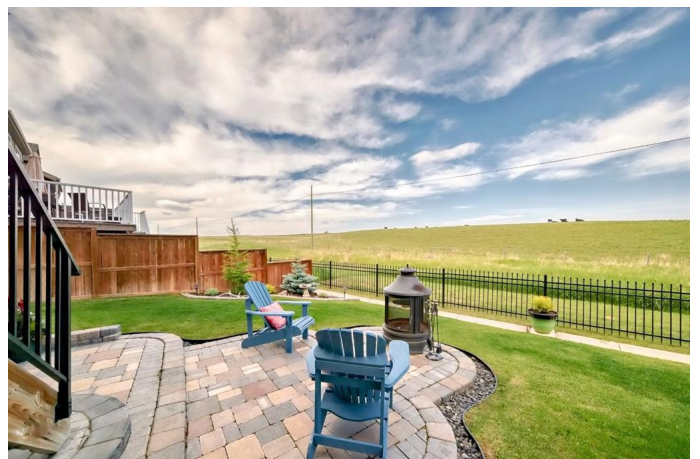
Welcome to your dream home in one of the most sought-after communities, ideally located close to schools, parks, scenic walking trails, and shopping. This beautifully designed, fully finished two-storey home offers the perfect blend of luxury, comfort, and privacy.

Set on a large, meticulously landscaped lot with no back neighbours and backing onto a tranquil open field, you'll enjoy peaceful views and unbeatable outdoor living. The irrigated yard is perfect for entertaining or relaxing, with stairs from the upper deck providing easy access to the backyard.

Step inside to discover high-end finishes throughout, including 8' interior doors, quartz countertops in the kitchen and bathrooms, and a show-stopping curved staircase that makes a grand first impression. The spacious and beautifully appointed kitchen features a large island, quartz surfaces, and a walkthrough pantry that flows directly into the mudroom and garage – the ultimate in functionality.

Enjoy year-round comfort with central air conditioning, and cozy up in the main living area around the gas fireplace, complete with a custom feature wall that adds character and warmth.

The main floor office provides the perfect work-from-home setup, while upstairs, the primary suite offers a luxurious retreat with a



walkthrough closet leading to the convenient laundry room.

Downstairs, the fully finished walkout basement extends your living space with endless possibilities for entertaining, relaxing, or accommodating guests.

This home truly has it all – thoughtful design, premium upgrades, and an unbeatable location. Don't miss your chance to own this exceptional property!

Built in 2018

Essential Information

MLS® #	A2238117
Price	\$899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,264
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	144 Sundown View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2N9

Amenities

Amenities	None
-----------	------

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Views, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	43
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

Listing Details

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

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.