

# \$459,900 - 189 Sundown Road, Cochrane

MLS® #A2209971

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,417 sqft  
Residential on 0.04 Acres

Sunset Ridge, Cochrane, Alberta

| NO CONDO FEES | ATTACHED TANDEM GARAGE - Welcome Home! This beautiful east-facing townhouse in the highly sought-after community of Sunset Ridge is where comfort, style, and convenience come together. Offering 3 spacious bedrooms and 2.5 bathrooms, this home is perfect for growing families or anyone looking to enjoy modern living in a vibrant, family-friendly neighbourhood. Thoughtfully designed, this property features central A/C, a double tandem attached garage, and an extended driveway that easily accommodates two additional vehicles. Every detail has been carefully considered to blend elegance with everyday functionality. Located within a master-planned community, you'll love being just a short walk from Rancheview School (Kâ€9), picturesque ravines, lush parks, and playgroundsâ€”ideal for outdoor adventures and family outings. Step inside to an inviting open-concept layout highlighted by high ceilings and large windows that fill the home with natural light. The main level boasts luxury vinyl plank flooring and a spacious living room designed for both relaxing and entertaining. The modern kitchen is a standout, complete with shaker-style cabinetry, granite countertops, and a generous peninsula counter ideal for prepping meals or casual dining. Pendant lighting elevate the space, while the walk-in pantry ensures all your storage needs are met. Enjoy the outdoors from your west facing balcony, featuring a gas



line for BBQsâ€”perfect for grilling and soaking in those peaceful mornings or evening sunsets. Don't miss your chance to own this exceptional home in one of Cochrane's most desirable neighbourhoods. Schedule your private showing today!

Built in 2020

### Essential Information

MLS® #	A2209971
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	189 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H4

### Amenities

Amenities	Playground, Park
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garage Control(s)
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Garden, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	30
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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