

# \$809,888 - 56 Sundown Way, Cochrane

MLS® #A2197742

**\$809,888**

4 Bedroom, 4.00 Bathroom, 2,287 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

**\*\* OPEN HOUSE ON SATURDAY, APRIL 5th, 1-3 PM\*\*** Welcome to this stunning Jayman BUILT home, located in the prestigious Sunset Ridge community, where comfort, style, and convenience come together perfectly. This beautiful property is just minutes from Ranchview School, playgrounds, walking paths, and a serene pond - ideal for families who enjoy the outdoors.

Step inside this thoughtfully designed home, featuring a chef's kitchen complete with granite countertops, a central island for easy meal prep and entertaining, and a spacious walk-in pantry for all your storage needs. The open-concept kitchen flows seamlessly into the inviting living room, which boasts a cozy gas fireplace, creating the perfect setting for relaxation and socializing with friends and family. On the main floor, you will also find a convenient half bathroom, making it easy for guests to feel at home.

The beautiful bonus room upstairs provides a versatile space for family gatherings, movie nights, or playtime. The two additional bedrooms are generously sized and feature spacious closets, offering plenty of room for your family's needs. The primary bedroom is a true retreat, featuring a luxurious 5-piece ensuite bathroom with a soaker tub, perfect for unwinding after a long day. An additional 4-piece bathroom on the second floor and a convenient laundry room save you time by keeping everything within reach.

The basement is a true masterpiece! It offers a



spacious room with extra storage that can be transformed into a walk-in closet, a family room ideal for gaming or movie nights, and a 4-piece bathroom, making it perfect for hosting guests. Additionally, you can find a unique room that can provide an excellent opportunity for extra income, whether you choose to use it for eyelash extensions, massage therapy, or another home-based business. The basement features DRICORE SUBFLOOR, offering enhanced moisture protection and improved comfort.

This home also boasts a double attached oversized insulated garage, perfect for your vehicles and extra storage. It features a high-efficiency furnace and water tank, ensuring optimal comfort and energy savings. The home has been FRESHLY PAINTED throughout, features BRAND NEW CARPET, and let's not forget about the ENGINEERED HARDWOOD floor, giving it a modern, move-in-ready feel. Plus, the composite siding ensures long-lasting durability and low maintenance, giving you peace of mind and enhanced curb appeal.

This home truly has it all - a beautiful design, modern amenities, and a location that offers tranquillity and convenience. Don't miss the chance to make this exceptional property your new home. Schedule your private viewing today!

Built in 2015

### **Essential Information**

MLS® #	A2197742
Price	\$809,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,287

Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	56 Sundown Way
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2M4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Gas Stove
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot

Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	36
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp 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.