

\$649,900 - 305 Sundown Road, Cochrane

MLS® #A2256351

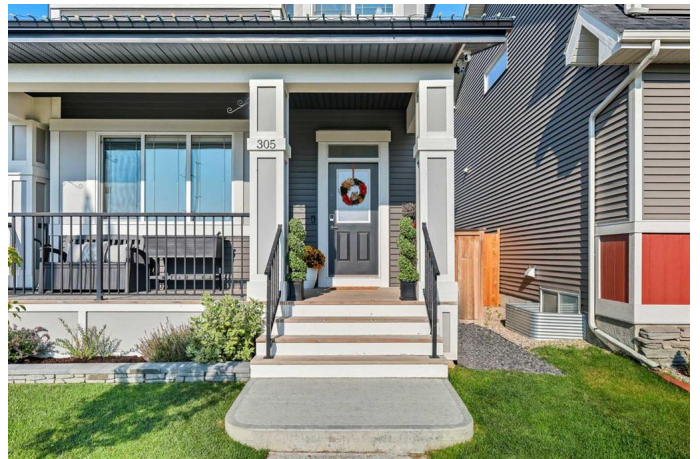
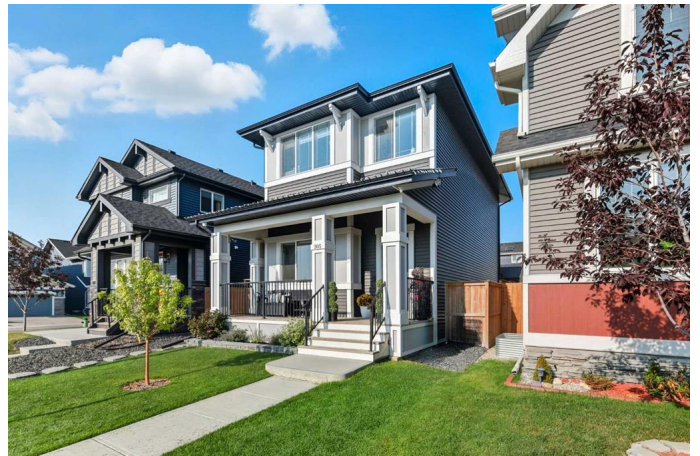
\$649,900

4 Bedroom, 4.00 Bathroom, 1,649 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE Saturday, September 28th from 2:00-4:00 pm- Welcome to this truly unique Jayman Built home, located in the vibrant and family-friendly community of Sunset Ridge! From the moment you arrive, the curb appeal captivates—charming landscaping and a welcoming front porch invite you to pause, sip your morning coffee, and soak in the sunshine. Step inside and immediately notice the exceptional, one-of-a-kind floor plan that sets this home apart. Airy, light-filled spaces with vaulted ceilings and a striking split-level layout create both character and flow. Modern white paint, sleek black hardware, and contemporary finishes carry throughout, providing a fresh and sophisticated backdrop for everyday living. The living room, anchored by a sleek electric fireplace, is the perfect gathering space, while the upper-level dining area and chef-inspired kitchen is a true showpiece, featuring quartz countertops, modern black hardware, gas range, stainless steel appliances and reverse osmosis water filtration system. Upstairs, the private primary retreat features a custom walk-in closet with custom drawers, shoe racks and organizers (Installed in 2025) and a spa-inspired ensuite boasts a beautifully tiled shower with sliding glass doors. Your convenient upper level laundry room has been recently upgraded with brand-new washer & dryer, custom cabinetry and a countertop, blending function with style! Two additional bedrooms, a spacious linen closet, and a full



bath complete this level. The professionally finished lower level is an entertainerâ€™s dream- Soaring ceilings and a custom dry bar with a full-size fridge set the stage, while the dedicated media room steals the spotlight. Outfitted with a premium 5-point surround sound system, built-in speakers, and space for multiple TVs, itâ€™s perfect for movie nights, hosting friends, or legendary football Sundays. A fourth bedroom with a walk-in closet and full bathroom with quartz countertops makes an ideal guest space. This home is enhanced with premium upgrades including: solar panels, hot water on demand and central air conditioning. New improvements include: new carpets upstairs, a feature wall in the primary bedroom, and professional vent cleaning. Outdoors, the backyard is designed for entertaining with a large deck, pergola, and BBQ area, while a dedicated dog run (Installed Fall of 2024) is ready for your furry family members. The oversized insulated garage impresses with 11 foot vaulted ceilings, an electric heater, ceiling fan, and media-ready setup. It is also thoughtfully roughed-in with a gas line, providing the option to easily add a furnace for year-round comfort. With thoughtful design, modern finishes, and a truly unique floor plan, this home is turn-key and ready for its next owners. Ideally located just steps from Ranchview School (K-8) and surrounded by Sunset Ridgeâ€™s extensive pathways and scenic views, this property blends style, comfort, and community in one exceptional package- Book your showing today!

Built in 2019

Essential Information

MLS® #	A2256351
Price	\$649,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,649
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	305 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T2

Amenities

Amenities	Gazebo, Playground
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Lighting
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	16
Zoning	R-MX
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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