

# \$679,900 - 272 Sundown Road, Cochrane

MLS® #A2256933

**\$679,900**

4 Bedroom, 4.00 Bathroom, 1,673 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

**CORNER LOT | UNIQUE LAYOUT | FULLY FINISHED | DOUBLE DETACHED GARAGE**

Welcome home to 272 Sundown Road. This gorgeous turnkey home features a unique layout, high ceilings, and a cozy feel. The split-level design makes this house perfect for entertaining family and friends. With a separate kitchen/dining and living room area, you can converse easily without all gathering in the same space. The kitchen offers an abundance of soft-close drawers and cupboards for those who like lots of storage. A gas cooktop, convection wall oven, and built-in microwave give the kitchen a streamlined, modern feel and leads the way to your composite deck with glass panels. The dining area overlooks the living room with its 12-foot ceiling making it feel spacious and airy. The upper level features three bedrooms including the primary, a three-piece ensuite and four-piece bath, plus laundry. The fully developed basement adds to your living space and provides a 12-foot ceiling in the rec space, another bedroom with a walk-in closet, tons of storage, and a second three-piece bath. The corner lot offers new owners a generous side yard and is across the street from a neighbourhood park. A large detached double garage, cozy porch, wiring for a hot tub and solar panels, Trimlight outdoor lighting, RV parking for up to a 21ft trailer, gas line for bbq, Phantom screen doors, on-demand water, and a HVAC system are additional perks to this already fabulous home. Put it on your list of



must-see houses!

Built in 2018

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2256933       |
| Price          | \$679,900      |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,673          |
| Acres          | 0.10           |
| Year Built     | 2018           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 272 Sundown Road  |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2R3           |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | None                                      |
| Parking Spaces | 3                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer,                                      |

|              |                  |
|--------------|------------------|
|              | Window Coverings |
| Heating      | Forced Air       |
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Finished, Full   |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Awning(s), Balcony, BBQ gas line, Lighting, Private Yard |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped             |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 13                   |
| Zoning         | R-MX                 |
| HOA Fees       | 153                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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