

# \$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

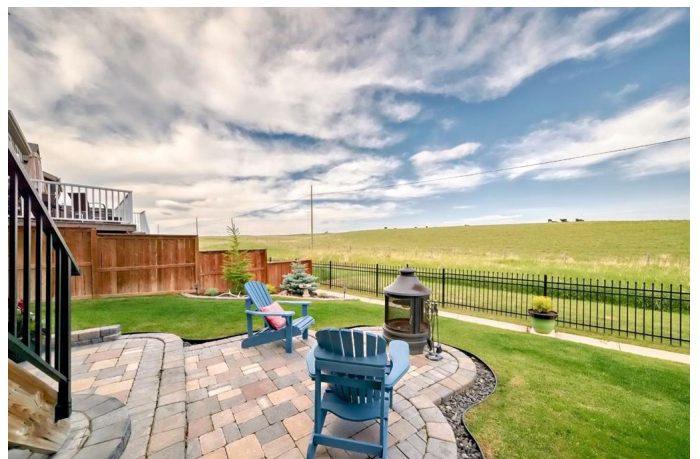
Welcome to your dream home in one of the most sought-after communities, ideally located close to schools, parks, scenic walking trails, and shopping. This beautifully designed, fully finished two-storey home offers the perfect blend of luxury, comfort, and privacy.

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, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 36              |
| 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.