

# \$650,000 - 52 Sundown Place, Cochrane

MLS® #A2227111

## \$650,000

3 Bedroom, 3.00 Bathroom, 2,240 sqft

Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 52 Sundown Place, a stunning two-story home that embodies elegance and functionality. The open-concept main floor is designed for modern living, featuring a versatile flex space and a kitchen that is a chef's delight. Equipped with stainless steel appliances, a full gas range, and granite countertops, the kitchen boasts a large island and a spacious pantry, along with numerous pull-out drawers for optimal organization. Enjoy cozy evenings by the gas fireplace in the living room, and the convenience of a 2-piece bath on this level. Ascend to the upper floor where you'll find two spacious bedrooms, each with expansive walk-in closets, providing generous storage solutions. The master suite is a true retreat, offering mountain views and a luxurious 5-piece ensuite with granite countertops and a relaxing soaker tub. A vaulted ceiling enhances the bonus room, creating an airy atmosphere, while a 4-piece bathroom and a dedicated laundry room complete this floor. The unfinished walkout basement awaits your personal touch, offering endless possibilities to expand and enhance this already impressive home. Don't miss the opportunity to make 52 Sundown Place your haven of comfort and style.

Built in 2021

## Essential Information



MLS® #	A2227111
Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,240
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	52 Sundown Place
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T3

### **Amenities**

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

### **Interior**

Interior Features	Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

**Exterior**

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

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	52
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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