

\$469,900 - 318 Sundown Road, Cochrane

MLS® #A2258128

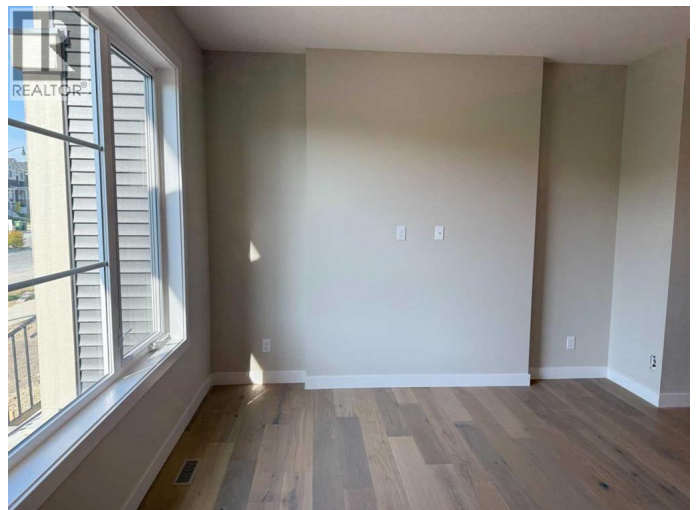
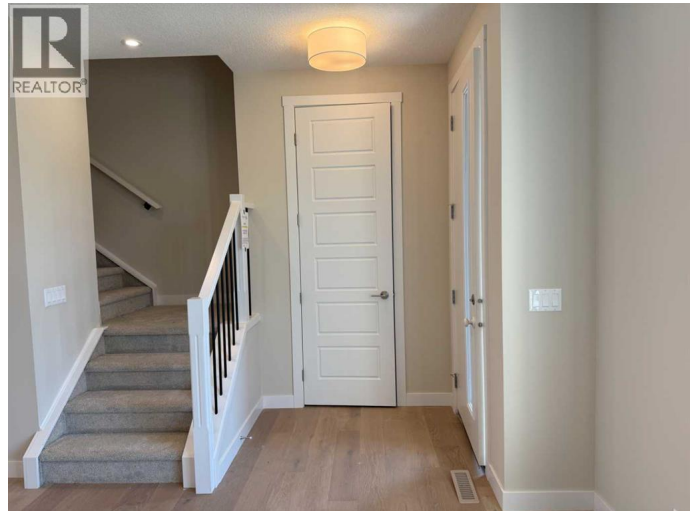
\$469,900

3 Bedroom, 3.00 Bathroom, 1,152 sqft

Single Family on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

Move-In Ready â€” Introducing the Beautiful Troon Model by Douglas Homes Master Builder â€” This 1,158 sq. ft. townhome offers 3 bedrooms, 2.5 bathrooms, and a perfect balance of modern style and practical design. Ideal for families, first-time buyers, or anyone downsizing without compromise. Step inside and youâ€™re welcomed by an open-concept main floor with 9â€™ ceilings, oversized windows, and natural light that creates a warm, inviting space. Engineered hardwood runs throughout the main level, adding a touch of everyday luxury. The kitchen is the heart of the home, featuring premium stainless steel appliances, sleek quartz countertops, and ample cabinetry â€” perfect for daily living or entertaining. A cozy dining nook and spacious great room flow seamlessly together, making gatherings effortless. Upstairs, the primary suite offers a private retreat with a walk-in closet and a well-appointed ensuite. Two additional bedrooms are ideal for kids, guests, or a home office, sharing a full bathroom. Practical features elevate the lifestyle: no condo fees, a rear garage, treated wood deck, front concrete pad, and fully landscaped front and rear yards â€” all designed for low-maintenance living. Key Features: | Townhouse | No Condo Fees | Rear Garage | Front Concrete Pad | 9' Main Floor Ceilings | Treated Wood Deck | Full Landscaping (Front & Back) | Quartz Countertops | Engineered Hardwood on Main | Built-in Desk | This home is move-in ready and



offers an affordable, modern lifestyle in the desirable Sunset Ridge community â€” close to parks, pathways, schools, and a future community centre. (id:6289)

Built in 2025

Essential Information

Listing #	A2258128
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,152
Acres	0.05
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	318 Sundown Road
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C3H2

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, PVC window
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

of Stories 2

Exterior

Exterior Features Landscaped
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office MaxWell Canyon Creek



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 4:46am CDT