

# \$980,000 - 47 Sundown Way, Cochrane

MLS® #A2195045

**\$980,000**

3 Bedroom, 3.00 Bathroom, 2,494 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 47 Sundown Way, Sunset Ridge, Cochrane; Prestige, Upgrades Galore, Walk out basement to Sunset Pond, no back neighbours and AMAZING MOUNTAIN VIEWS from ALL THREE LEVELS. Imagine sitting on your rear patio on a warm summer evening, looking over the activity of the pond, watching the sky turn hues of orange and purple as the sun sets behind the ROCKY MOUNTAINS. Step inside to find UPGRADES, UPGRADES, UPGRADES. SPACIOUS ENTRANCE complemented by additional storage leads to light and airy kitchen and living area. Enter this space to enjoy MARBLE COUNTER TOP, SAMSUNG CHEF COLLECTION FRIDGE, DOUBLE WALL OVEN, ELECTROLUX GAS BURNER COOKTOP, UNDERLIT CABINETS and LG DISHWASHER. Gas FIREPLACE with ELEGANT WOOD PANEL FEATURE WALL and fresh BENJAMIN MOORE WHITE DOVE PAINT completed in February 2025. Walk outside onto the deck and SOAK IN THE VIEW. HOT and COLD water access from the deck and GAS LINE for BBQ are ready for relaxing summer days. Journeying upstairs, find your SPA LIKE PRIMARY BEDROOM with VAULTED CEILING, stunning MOUNTAIN VIEWS and room for a coffee counter; youâ€™ll never want to leave! Ensuite bathroom has TWO VANITIES, TWO WALK IN CLOSETS and EXTRA COUNTER SPACE plus HEATED FLOORS to suit the luxurious ambiance. Upstairs is complete with



TWO ADDITIONAL BEDROOMS, BONUS ROOM WITH VAULTED CEILING and potential for SECLUDED SPACE by installing sliding barn doors. Interwoven SILK CARPET, EXTRA LINEN SPACE, FANS in EVERY ROOM and Bathroom with DOUBLE VANITY keep the feeling of UPGRADES and QUALITY flowing throughout the home. HUNTER DOUGLAS window dressings throughout, AIR CONDITIONING, HIGH BASEBOARDS, HARD WIRED SURROUND SOUND, HARDIE PLANK SIDING and VACUUM SYSTEM comes built in and with all accessories and documentation. Moving downstairs to the WALKOUT BASEMENT, find ROUGHED IN PLUMBING, DUAL FURNACES, and pre completed FRAMING. Envision this space completed with bathroom, bedroom, living space and additional activity area. Walk outside to grade and enjoy your backyard and access to pond, while listening to the POND FOUNTAIN that runs from early Spring to late Fall. Hot Tub pad is REINFORCED by REBAR and ready for your Hot Tub installation, plus HOT and COLD water access. Wide lot, only well-established Single Family Homes on the street, Ranchview K-8 School around the corner and Sunset Commercial area with convenience store/gas station, doctor, dentist and meal options only a 10 minute walk or 2 minute drive away. Your FOREVER HOME AWAITS.

Built in 2015

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2195045  |
| Price      | \$980,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 2,494       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 47 Sundown Way    |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C2M4            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Playground   |
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Front Drive, Garage Faces Front |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Built-In Range, Oven-Built-In, Range                                      |
| Heating           | In Floor, Forced Air, Hot Water, Central, Fireplace(s)  |
| Cooling           | Full  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Walk-Out, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Garden, Lighting  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Views, Gentle Sloping |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed, Stone, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 45                  |
| Zoning         | R-LD                |
| HOA Fees       | 153                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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