

# \$839,500 - 125 Sundown Grove, Cochrane

MLS® #A2205494

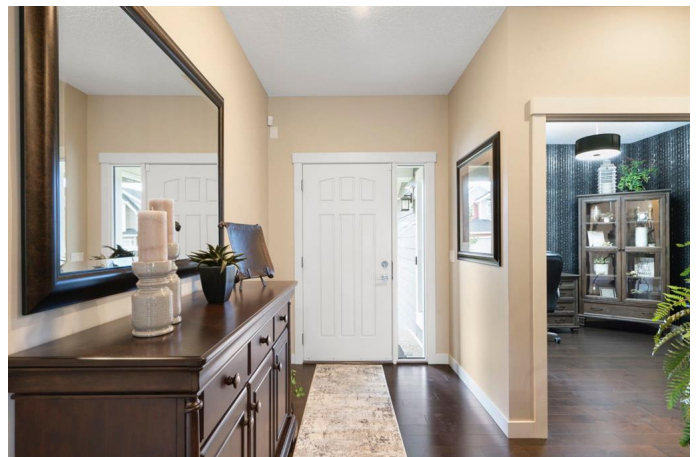
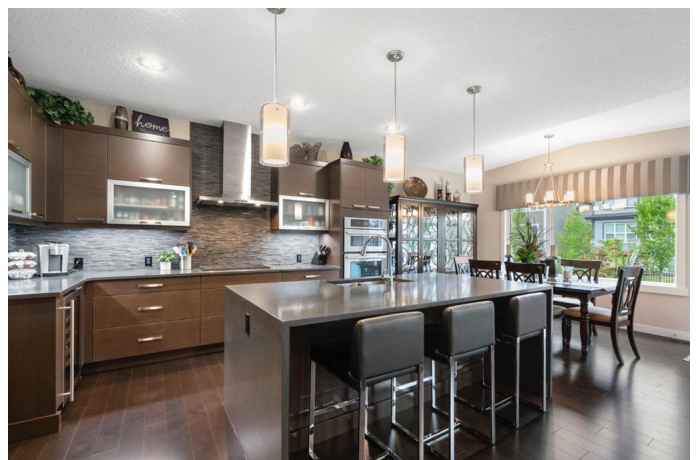
**\$839,500**

4 Bedroom, 3.00 Bathroom, 2,580 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

If you could own a home where your electricity bills are fully covered during the summer, would you seize the opportunity? For those in search of an energy-efficient home backing onto picturesque walking paths, 125 Sundown Grove in Cochrane is a must-see. This home comes with impressive upgrades, starting with fully operational solar panels that provide sustainable and cost-effective electricity. Enjoy the ease of Hunter Douglas Remote motorized blinds on the main level, eye-catching Gemstone lights, a central vacuum system, triple-pane windows, and a beautifully landscaped exterior with upgraded fencing and irrigation. Say goodbye to wire shelving and welcome over \$30K worth of custom California Closet built-ins, installed throughout the home—including the closets, garage, pantry, laundry room, and ensuite. The main level features a spacious office filled with natural light, elegant maple hardwood floors, a walk-through pantry, and a contemporary gas fireplace in the great room. The kitchen is designed with sleek quartz countertops, a Jenair gas cooktop, a built-in wall oven, a wine fridge, and stylish modern cabinetry. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite with a spa-like ensuite, complete with a soaking tub, a separate shower with modern tile, and double vanities. A bonus room on the upper level adds even more versatility to this amazing home. Make the most of the sunroom at the back of the house, offering views of your



private backyard and the scenic walking paths that extend beyond. The heated, fully finished double garage is equipped with abundant cabinetry and features a durable epoxy-coated floor. Located just steps from Sunset Pond and Rancheview K-8 School, this home offers the perfect balance of comfort, style, and convenience.

Built in 2013

### **Essential Information**

MLS® #	A2205494
Price	\$839,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,580
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	125 Sundown Grove
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0X5

### **Amenities**

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

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s), Wired for Data
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Forced Air, Solar
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	8
Zoning	R-LD
HOA Fees	125
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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