

\$529,900 - 322 Sundown Road, Cochrane

MLS® #A2193822

\$529,900

3 Bedroom, 3.00 Bathroom, 1,262 sqft
Residential on 0.06 Acres

Sunset Ridge, Cochrane, Alberta

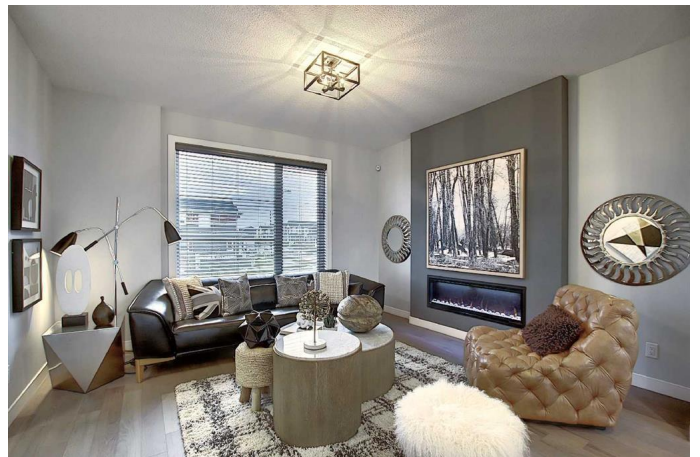
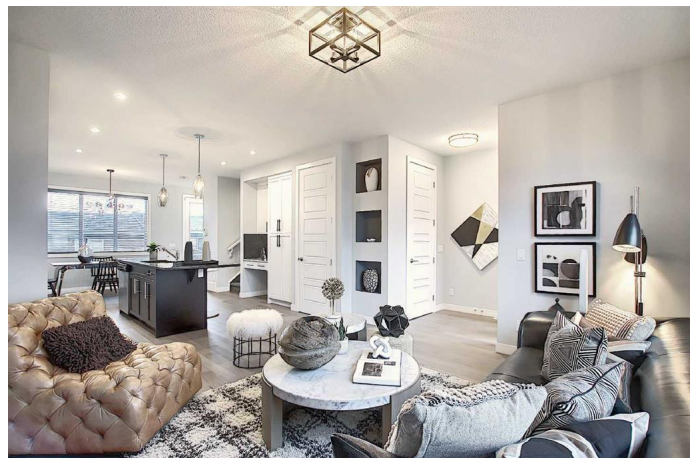
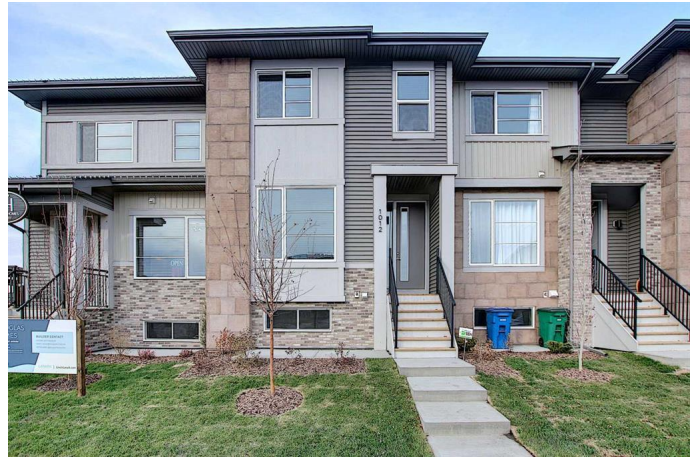
Terrific Value... Introducing the Stunning St. Andrews Model by Douglas Homes Master Builder... This exceptional End Unit townhome has 3 bedrooms and 2.5 bathrooms, offers the perfect blend of modern elegance and practical design—ideal for families, first-time buyers, or those looking to downsize without sacrificing quality.

Upon entering, you'll be welcomed by a spacious open-concept main floor with soaring 9' ceilings and large windows that flood the home with natural light, creating a warm, inviting atmosphere.

The main level is beautifully finished with engineered hardwood flooring that adds a touch of luxury throughout the space. The kitchen is a highlight, featuring premium builder's grade stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for daily cooking or entertaining.

Adjacent to the kitchen is a bright and cozy dining nook, and a well-sized great room that flows seamlessly together for gatherings or family time.

Upstairs, the generously sized primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed ensuite. Two additional bedrooms, perfect for children,



guests, or a home office, share a full bathroom.

This model offers sought-after features such as no condo fees, a rear double detached garage, a treated wood deck, a front concrete pad, and fully landscaped front and rear yards, providing comfort and convenience in a low-maintenance package.

With its elegant finishes and thoughtful design, the St. Andrews Model is a great option for those making the leap from renting to owning, or anyone seeking an affordable yet high-quality home.

**** 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 Floor | Built-in Desk | This home will soon be move-in ready around spring of 2025, making it the perfect opportunity for those seeking a modern, low-maintenance lifestyle in the desirable Sunset Ridge community. *****
Pictures from our St. Andrews Model Showhome. This listing has a slightly different interior finishing package than as shown in the pictures presented here. (Attention fellow agents: Please read the private remarks.)

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | A2193822 |
| Price | \$529,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |

| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,262 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 322 Sundown Road |
| Subdivision | Sunset Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3H2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Lighting |
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 11th, 2025 |
| Days on Market | 68 |
| Zoning | R-MD |
| HOA Fees | 153 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office MaxWell Canyon Creek

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