\$509,900 - 322 Sundown Road, Cochrane

MLS® #A2193822

\$509,900

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 \$509,900

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, Walk-In Closet(s), Pantry, Quartz

Counters

Appliances Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan

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 192

Zoning R-MD

HOA Fees 153

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. 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. Used under license.