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

MLS® #A2205494

## \$839,500

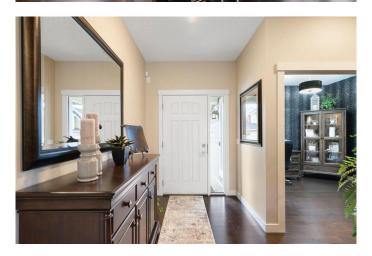
4 Bedroom, 3.00 Bathroom, 2,580 sqft Residential on 0.09 Acres

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 homeâ€"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

3.00 Bathrooms

**Full Baths** 2 Half Baths 1

Square Footage 2,580 Acres 0.09

Year Built 2013

Type Sub-Type Detached Style 2 Storey

Status Active

# **Community Information**

125 Sundown Grove Address

Residential

Subdivision Sunset Ridge

Cochrane City

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, Microwave,

Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings,

Gas Cooktop, Wine Refrigerator, Water Softener

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 Landscaped, Lawn, Rectangular Lot, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Composite Siding, See Remarks

Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 23

Zoning R-LD

HOA Fees 125

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage Benchmark

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