\$825,000 - 125 Sundown Grove, Cochrane

MLS® #A2205494

\$825,000

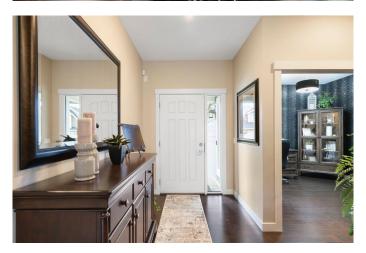
4 Bedroom, 3.00 Bathroom, 2,580 sqft Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Your invited to our open house this Saturday May 03 from 11 am to 2 pm. 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 \$825,000

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 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, Bathroom Rough-in

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop,

Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water

Softener, Window Coverings, Wine Refrigerator

Heating Forced Air, High Efficiency, 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 34

Zoning R-LD HOA Fees 125

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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