

# \$999,900 - 53 Sundown Grove, Cochrane

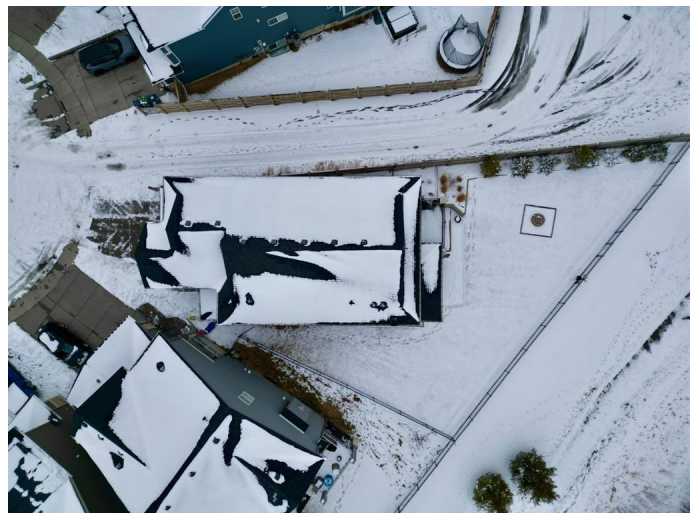
MLS® #A2207452

**\$999,900**

4 Bedroom, 4.00 Bathroom, 2,484 sqft  
Residential on 0.16 Acres

Sunset Ridge, Cochrane, Alberta

Nestled in the heart of Sunset Ridge, this exquisite home sits on an expansive 6,800 SQFT pie-shaped lot—one of the largest in the area—backing onto serene ponds and picturesque walking paths. Offering a rare blend of privacy and breathtaking scenery, this residence is a true sanctuary, boasting a southwest-facing backyard that captures mesmerizing mountain and sunset views. Upon arrival, the home's stunning curb appeal is immediately apparent. Yet, it is the rear of the property that truly commands attention. Overlooking vast green spaces, tranquil ponds, and distant peaks, this residence stands apart with its spacious design and strategic placement, offering a level of independence rarely found in similar homes. Inside, elegance meets functionality with 9ft ceilings and numerous upgrades throughout the home. The chef's kitchen, where a massive quartz-topped island with an eating bar serves as the perfect gathering spot. Stainless steel appliances, a gas cooktop, a generous pantry, and ceiling-height cabinetry elevate the space, while abundant natural light accentuates its sophisticated finishes. Adjacent to the kitchen, the bright and airy eating nook invites you to enjoy meals with a view. Large windows frame the sweeping landscape, and direct access to the back deck makes alfresco dining effortless. The inviting living room is equally captivating, with a stone-surround fireplace and wooden mantle providing warmth and charm. A 2pc



powder room and access to the double attached garage complete this main level. Upstairs, the luxurious primary retreat is a masterpiece of comfort and tranquility. This private haven features sweeping mountain views, his-and-her walk-in closets, and a spa-like 5-piece ensuite with dual vanities, a soaking tub, an oversized shower, and a private water closet. Two additional bedrooms, a stylish 4-piece bathroom, an upper-level laundry room, and a versatile sitting area—ideal as a playroom or flex space—complete this thoughtfully designed floor. The fully finished lower level extends the home's living space with a spacious family room offering walkout access to the lower patio. The massive backyard, a true rarity in the neighbourhood, provides ample space for outdoor entertainment, gardening, and relaxation, all while enjoying the spectacular natural surroundings. A generous additional bedroom, a sleek 3-piece bathroom, and a flexible office or bonus space ensure that this level meets all your family's needs. Designed for year-round comfort, this home is equipped with air conditioning! Sunset Ridge is one of Cochrane's most desirable communities, offering an unparalleled lifestyle with scenic pathways, parks, and close proximity to schools, shopping, and amenities. With its expansive lot, breathtaking vistas where you can watch your kids at the park, and meticulously designed interior, this property stands as a true gem in the community—offering an extraordinary blend of luxury, space, and serenity!

Built in 2015

### **Essential Information**

MLS® #	A2207452
Price	\$999,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,484
Acres	0.16
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	53 Sundown Grove
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H8

### **Amenities**

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	6
Zoning	R-LD
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.