

# \$469,900 - 318 Sundown Road, Cochrane

MLS® #A2258128

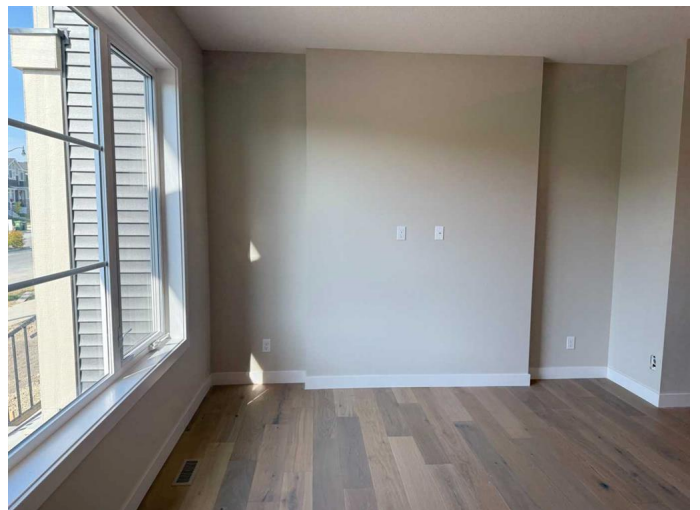
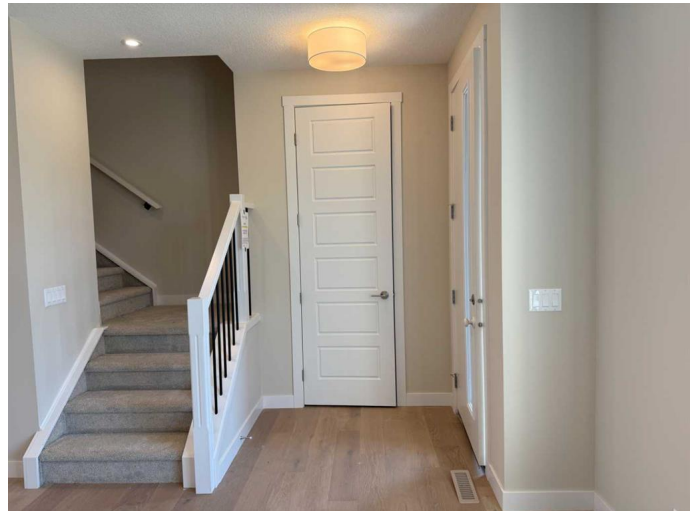
**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

Move-In Ready â€” Introducing the Beautiful Troon Model by Douglas Homes Master Builder â€” This 1,158 sq. ft. townhome offers 3 bedrooms, 2.5 bathrooms, and a perfect balance of modern style and practical design. Ideal for families, first-time buyers, or anyone downsizing without compromise. Step inside and youâ€™re welcomed by an open-concept main floor with 9â€™ ceilings, oversized windows, and natural light that creates a warm, inviting space. Engineered hardwood runs throughout the main level, adding a touch of everyday luxury. The kitchen is the heart of the home, featuring premium stainless steel appliances, sleek quartz countertops, and ample cabinetry â€” perfect for daily living or entertaining. A cozy dining nook and spacious great room flow seamlessly together, making gatherings effortless. Upstairs, the primary suite offers a private retreat with a walk-in closet and a well-appointed ensuite. Two additional bedrooms are ideal for kids, guests, or a home office, sharing a full bathroom. Practical features elevate the lifestyle: no condo fees, a rear garage, treated wood deck, front concrete pad, and fully landscaped front and rear yards â€” all designed for low-maintenance living. 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 | Built-in Desk | This home is move-in ready and



offers an affordable, modern lifestyle in the desirable Sunset Ridge community – close to parks, pathways, schools, and a future community centre.

Built in 2025

**Essential Information**

MLS® #	A2258128
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,152
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	318 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	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
-------------------	--

Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2025
Days on Market	1
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.