

# \$469,900 - 310 Sundown Road, Cochrane

MLS® #A2253516

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,158 sqft

Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

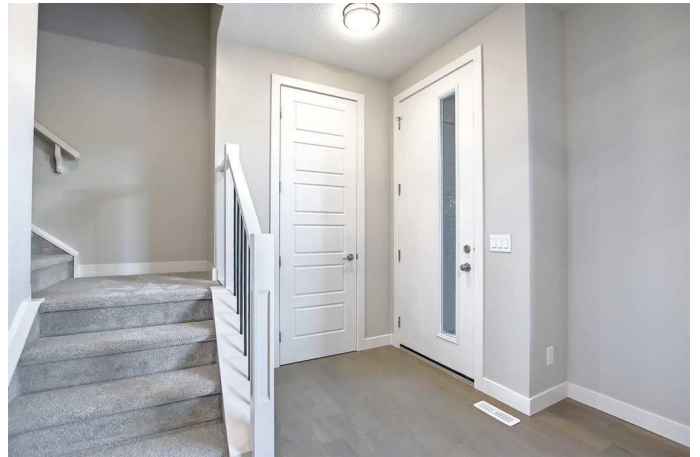
Move-In Ready – Introducing the Beautiful Troon Model by Douglas Homes Master Builder – This 1,158 sq. ft. townhome offers 3 bedrooms, 2.5 bathrooms, and a perfect balance of modern style and practical design. Ideal for families, first-time buyers, or anyone downsizing without compromise.

Step inside and you™re welcomed by an open-concept main floor with 9™ 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 – 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 – 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 â€” close to parks,  
pathways, schools, and a future community  
centre.

Built in 2024

**Essential Information**

MLS® #	A2253516
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,158
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	310 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, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	September 8th, 2025
Days on Market	1
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

### Listing Details

Listing Office	MaxWell Canyon Creek
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