

# \$484,900 - 310 Sundown Road, Cochrane

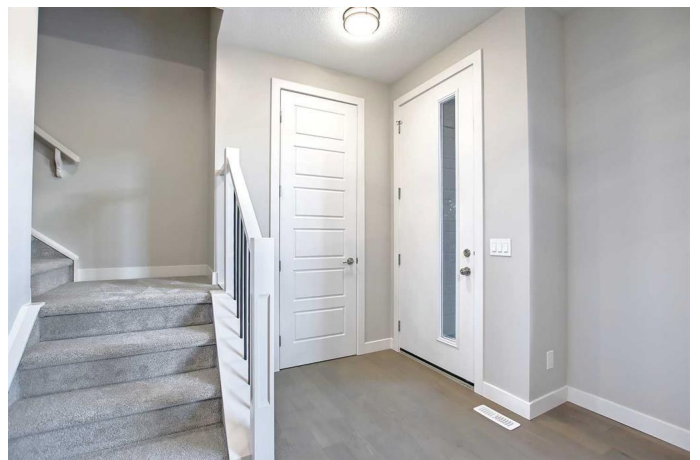
MLS® #A2181149

**\$484,900**

3 Bedroom, 3.00 Bathroom, 1,158 sqft  
Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

Introducing The Beautiful Troon Model by Douglas Homes Master Builder... This exceptional 1,158 sq. ft. townhome, with 3 bedrooms and 2.5 bathrooms, offers the perfect blend of modern elegance and practical design—ideal for families, first-time buyers, or those looking to downsize without sacrificing quality. Upon entering, you'll be welcomed by a spacious open-concept main floor with soaring 9' ceilings and large windows that flood the home with natural light, creating a warm, inviting atmosphere. The main level is beautifully finished with engineered hardwood flooring that adds a touch of luxury throughout the space. The kitchen is a highlight, featuring premium builder's grade stainless steel appliances, sleek quartz countertops, and ample cabinet space, perfect for daily cooking or entertaining. Adjacent to the kitchen is a bright and cozy dining nook, and a well-sized great room that flows seamlessly together for gatherings or family time. Upstairs, the generously sized primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed ensuite. Two additional bedrooms, perfect for children, guests, or a home office, share a full bathroom. This model offers sought-after features such as no condo fees, a rear garage,



a treated wood deck, a front concrete pad, and fully landscaped front and rear yards, providing comfort and convenience in a low-maintenance package.

With its elegant finishes and thoughtful design, the St. Andrews Model is a great option for those making the leap from renting to owning, or

anyone seeking an affordable yet high-quality home. \*\*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 Floor | Built-in Desk |

This home will soon be move-in ready around Spring of 2025, making it the perfect opportunity for those seeking a modern, low-maintenance lifestyle in the desirable Sunset Ridge community.

\*\*\* Pictures from our beautiful Troon Model Showhome. This listing has a slightly different interior finishing package than as shown in the pictures presented here. (Attention fellow agents: Please read the private remarks.)

Built in 2024

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2181149  |
| Price          | \$484,900 |
| 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    | November 30th, 2024 |
| Days on Market | 139                 |
| Zoning         | R-MD                |
| HOA Fees       | 153                 |

HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Canyon Creek

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