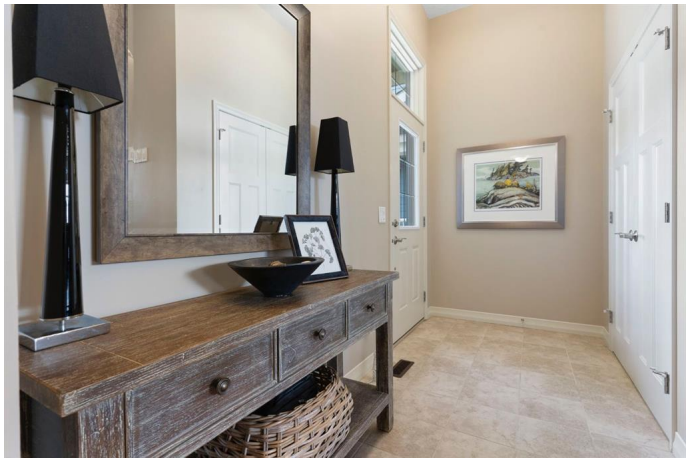
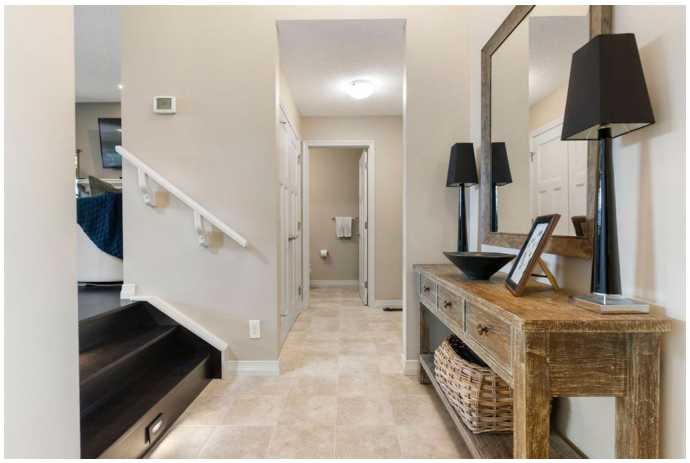
$879,900 - 33 Sundown Grove, Cochrane

MLS® #A2250217

$879,900
3 Bedroom, 4.00 Bathroom, 1,946 sqft
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta





Welcome to 33 Sundown Grove â€” a beautifully upgraded and thoughtfully designed two-storey home in the highly sought-after community of Sunset Ridge in Cochrane, Alberta.
Boasting stunning curb appeal, this turn-key home impresses from the moment you arrive with its charming architectural details and tasteful landscaping. Ideally located just steps from the neighbourhood's K-8 School, scenic pond, playgrounds, walking paths, and shopping amenities, this home offers the perfect blend of comfort, elegance, and convenience.
As you step inside, you're greeted by a grand front foyer with soaring ceilings that make a striking first impression. Elegant in-stair lighting and a cozy fireplace in the main living area create a warm and welcoming atmosphere that instantly feels like home. The open-concept layout is beautifully illuminated by natural light streaming through oversized windows, enhancing the home's inviting charm.
The gourmet kitchen and living areas overlook a gorgeous south-facing backyard oasis filled with lush greenery and breathtaking landscaping. The backyard features three private decks, a remote-controlled awning with automatic wind sensors, and integrated LED lighting â€” creating a magical evening ambiance. Additional outdoor storage is conveniently located under the deck, perfect for gardening tools or seasonal items.

Upstairs, you'll find a spacious bonus room with new luxury vinyl plank flooring â€” ideal for use as a family room, home office, or media space. The primary bedroom is a true retreat, featuring a walk-in closet with built-in storage, motion-sensor lighting, and a spa-like 5-piece ensuite. Two additional bedrooms, a second full 3-piece bathroom, and a laundry room with built-in cabinetry complete the second floor.

The fully finished basement has been professionally developed with permits and thoughtfully configured for a future fourth bedroom. It also features a kitchenette, a third full 3-piece bathroom, a recreation room, and ample storage with a utility sink â€” perfect for guests, extended family, or future rental potential.

Additional features include a heated double attached garage with new epoxy flooring, recessed lighting with motion sensors, and numerous thoughtful upgrades and high-end finishes throughout.

This move-in-ready home is perfect for families, professionals, or anyone looking to enjoy a peaceful lifestyle in one of Cochraneâ€™s most vibrant and scenic communities.

Donâ€™t miss your opportunity to own this Sunset Ridge gem â€” schedule your private showing today!

Built in 2014

Essential Information

MLS® #	A2250217
Price	$879,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,946

Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	33 Sundown Grove
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	4

Interior

Interior Features	Closet Organizers, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Freezer, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Other, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Natural Gas, See Remarks
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Gas Starter, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, See Remarks, Yard Lights

Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	August 22nd, 2025
Days on Market	3
Zoning	R-LD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

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