

# \$839,500 - 125 Sundown Grove, Cochrane

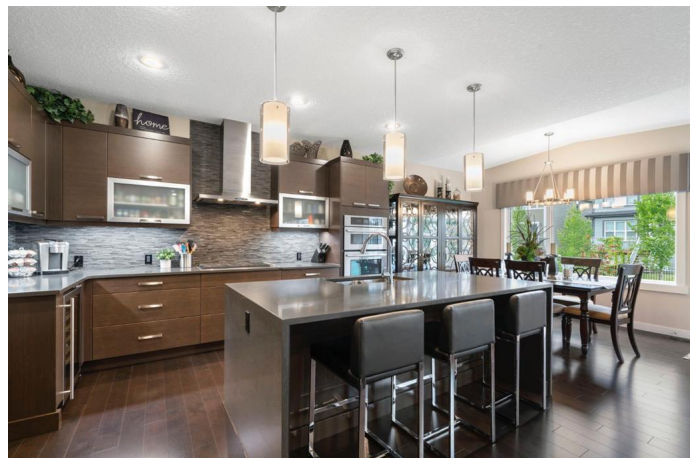
MLS® #A2205494

**\$839,500**

4 Bedroom, 3.00 Bathroom, 2,580 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

**\*\*\*OPEN HOUSE, THIS SUNDAY, APRIL 13TH, FROM 1-4PM\*\*\*** If you could own a home where your electricity bills are fully covered during the summer, would you seize the opportunity? For those in search of an energy-efficient home backing onto picturesque walking paths, 125 Sundown Grove in Cochrane is a must-see. This home comes with impressive upgrades, starting with fully operational solar panels that provide sustainable and cost-effective electricity. Enjoy the ease of Hunter Douglas Remote motorized blinds on the main level, eye-catching Gemstone lights, a central vacuum system, triple-pane windows, and a beautifully landscaped exterior with upgraded fencing and irrigation. Say goodbye to wire shelving and welcome over \$30K worth of custom California Closet built-ins, installed throughout the home—including the closets, garage, pantry, laundry room, and ensuite. The main level features a spacious office filled with natural light, elegant maple hardwood floors, a walk-through pantry, and a contemporary gas fireplace in the great room. The kitchen is designed with sleek quartz countertops, a Jenair gas cooktop, a built-in wall oven, a wine fridge, and stylish modern cabinetry. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite with a spa-like ensuite, complete with a soaking tub, a separate shower with modern tile, and double vanities. A bonus room on the upper level adds even more versatility to this



amazing home. Make the most of the sunroom at the back of the house, offering views of your private backyard and the scenic walking paths that extend beyond. The heated, fully finished double garage is equipped with abundant cabinetry and features a durable epoxy-coated floor. Located just steps from Sunset Pond and Rancheview K-8 School, this home offers the perfect balance of comfort, style, and convenience.

Built in 2013

### Essential Information

MLS® #	A2205494
Price	\$839,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,580
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	125 Sundown Grove
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0X5

### Amenities

Amenities	None
Parking Spaces	4

Parking Double Garage Attached, Aggregate  
# of Garages 2

## Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in, Wired for Data  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator  
Heating High Efficiency, Forced Air, Solar  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Tile  
Has Basement Yes  
Basement Full, Unfinished

## Exterior

Exterior Features Lighting  
Lot Description Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot  
Roof Asphalt Shingle  
Construction Composite Siding, See Remarks  
Foundation Poured Concrete

## Additional Information

Date Listed March 28th, 2025  
Days on Market 13  
Zoning R-LD  
HOA Fees 125  
HOA Fees Freq. ANN

## Listing Details

Listing Office Royal LePage Benchmark

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