

# \$499,900 - 334 Sundown Road, Cochrane

MLS® #A2265343

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.04 Acres

Sunset Ridge, Cochrane, Alberta

Excellent Value in Sunset Ridge || Introducing the Inverness by Douglas Homes Master Builder â€” a beautifully designed west-facing townhouse offering 3 bedrooms, 2.5 bathrooms, a full basement, and a rear detached garage. With no condo fees and complete front-and-back landscaping, this home blends modern comfort with practical, low-maintenance living. Step inside and youâ€™re welcomed by an open, airy main floor with 9-foot ceilings and abundant natural light. The layout creates a comfortable flow from the living room to the dining nook, leading into an L-shaped kitchen with a window overlooking the east-facing backyard â€” a thoughtful touch that adds both light and function. Premium finishes include engineered hardwood floors, quartz countertops, and stainless-steel appliances. Upstairs, the spacious primary suite features a walk-in closet and private ensuite, with two additional bedrooms and a convenient upper-floor laundry. Outside, youâ€™ll find a treated wood deck, front concrete pad, and a fully landscaped, fenced yard ready to enjoy. All this in a sought-after community close to schools, pathways, and mountain views â€” move-in ready in around 90 days.

Key Highlights | Townhouse | No Condo Fees | Rear Garage | Full Landscaping (Front & Back) | 9' Ceilings | Quartz Counters | Engineered Hardwood on Main | Upper Floor Laundry | Treated Wood Deck | Front



## INVERNESS

334 Sundown Road • Sunset Ridge, Cochrane



Concrete Pad. \*\*\* Please note: Landscaping and yard completion are seasonal items and subject to weather conditions.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2265343      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,336         |
| Acres          | 0.04          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 334 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, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| 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, Back Yard, Lands |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |



### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-MD               |
| HOA Fees       | 153                |
| HOA Fees Freq. | ANN                |

### Listing Details

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

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