

\$519,900 - 302 Sundown Road, Cochrane

MLS® #A2256036

\$519,900

3 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.06 Acres

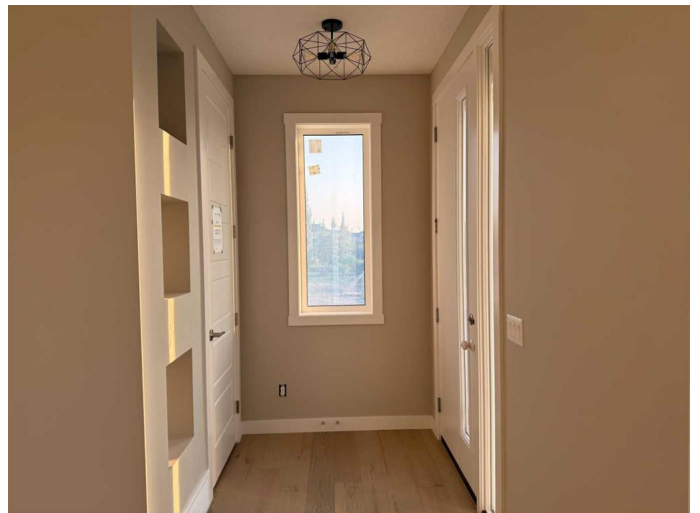
Sunset Ridge, Cochrane, Alberta

End Unit with South and West Exposures â€¦
The often asked for Beautiful Glasgow Model
by Douglas Homes Master Builder... This
bright and exceptional 1,334 sq. ft. townhome
comes with 3 bedrooms and 2.5 bathrooms,
offers the perfect blend of modern elegance
and practical designâ€”ideal for families,
first-time buyers, or those looking to downsize
without sacrificing qualityâ€¦

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 spaceâ€¦

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 entertainingâ€¦

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, and fully landscaped front and rear yards, providing comfort and convenience in a low-maintenance package

With its elegant finishes and thoughtful design, the Glasgow Model is a great option for those making the leap from renting to owning, or anyone seeking an affordable yet high-quality home

Community Perks

For families, this location is a dream come true. Rancheview K-8 School is just a few blocks away, and St. Timothy High School is a short drive south. The future community center and a third school, in the pipeline, will be within walking distance.

Convenience and Adventure Await

Escape into the mountains, just 40-45 minutes away on the scenic route. The city of Calgary is a quick 30-minute drive, as is to your nearest Costco, while the airport is an easy 45-minute commute

****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 |

Built in 2025

Essential Information

MLS® #	A2256036
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	302 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, Pantry, Recessed Lighting, Walk-In Closet(s), Double Vanity, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	September 12th, 2025
Days on Market	69
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.