



**69 Sundown Grove
Cochrane, Alberta**

MLS # A2296339



\$949,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,385 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Dry Bar, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Swim Spa, power screens, ev charger, all tv wall mounts, shed,

|| OPEN HOUSE Saturday May 2 from 1:00 - 3:00pm || There are homes that check boxes… and then there are homes that make you feel something the moment you walk in. Perched along the pond in Sunset Ridge, with the Rocky Mountains stretching endlessly beyond, this walkout home is one of those rare spaces where everyday life feels just a little more elevated. Mornings begin with soft light pouring through expansive windows, coffee in hand, watching the seasons shift over the pond. Evenings wind down on the upper deck as the sun dips behind the mountains, painting the sky in colours you didn’t know you’d miss until they became part of your daily routine. Inside, the home unfolds in a way that simply makes sense. The main floor is bright, open, and effortlessly functional, anchored by a thoughtfully designed kitchen that invites people to gather. Whether it’s slow Sunday mornings, busy school nights, or hosting friends who never quite want to leave, this is a space that adapts to real life beautifully. A dedicated office offers a quiet place to work or create, tucked just enough away to keep home and work in harmony. Upstairs, the bonus room becomes whatever you need it to be, movie nights, a kids’ hangout, or a cozy escape at the end of the day. The primary suite is its own retreat, where those same mountain views greet you each morning, paired with a spa inspired ensuite designed for unwinding, not rushing. The walkout level continues the story, offering room to host, relax, and live fully. Whether it’s guests staying over, family gathering for the game, or simply a place to spread out, it’s a space that feels just as intentional as the rest of the home. And then there’s the backyard. Private, beautifully finished, and designed for year round enjoyment, it offers a sense of escape without ever leaving home.

Backing onto pathways and the pond, it's quiet, peaceful, and connected to nature in a way that's hard to find. The swim spa is there to enjoy when you want it, but it's the setting as a whole that truly makes this space special. Living in Sunset Ridge means more than just a beautiful home. It's evening walks along the ridge, kids playing at nearby parks, and a true sense of community. With schools, pathways, and amenities close by, it's a neighbourhood where people put down roots and stay. This isn't just a place to live. It's a place to slow down, to gather, and to truly feel at home.