

# \$494,900 - 330 Sundown Road, Cochrane

MLS® #A2263725

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.04 Acres

Sunset Ridge, Cochrane, Alberta

Excellent Value in Sunset Ridge... Introducing the Dundee by Douglas Homes Master Builder... a beautifully designed west-facing townhouse offering 3 bedrooms, 2.5 bathrooms, a full basement, and a double 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 greeted by an airy, open-concept main floor with 9-foot ceilings, oversized windows, and abundant natural light. The engineered hardwood floors create a warm, refined feel throughout the great room and dining nook â€“ perfect for everyday living or relaxed entertaining.

The contemporary kitchen is the heart of the home, featuring quartz countertops, premium stainless-steel appliances, and generous cabinetry for storage and style in equal measure.

Upstairs, the spacious primary suite includes a walk-in closet and a private ensuite. Two additional bedrooms share a full bathroom â€“ ideal for children, guests, or a home office â€“ plus the convenience of an upper-floor laundry area.

Thoughtful features complete the picture: treated wood deck, front concrete pad, and a fenced backyard â€“ all designed for comfort,



durability, and ease of care.

Located in the sought-after community of Sunset Ridge, youâ€™re close to scenic pathways, playgrounds, RancheView School, and the future community centre, with both Calgary and the Rockies within easy reach.

Key Highlights: Townhouse | No Condo Fees | Rear Garage | Front Concrete Pad | 9' Main Floor Ceiling | Engineered Hardwood on Main | Quartz Countertops | Treated Wood Deck | Full Landscaping (Front & Back) | Upper Floor Laundry | Built-in Desk Niche

Move-in ready and affordably elegant, the Dundee offers a smart, stylish way to call Sunset Ridge home.

Pictures are from our Dundee Model Showhome. This listing features a slightly different interior finishing package than shown in the photos. (Attention fellow agents: please review the private remarks.)

Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2263725      |
| Price          | \$494,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,280         |
| Acres          | 0.04          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 330 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 Counters, Recessed Lighting          |
| 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, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 26                 |
| Zoning         | R-MD               |
| HOA Fees       | 153                |
| HOA Fees Freq. | ANN                |

Listing Details

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

DUNDEE

330 Sundown Road • Sunset Ridge, Cochrane

3 bedrooms

2.5 bathrooms

18'1/2"



FEATURES

✓ Townhouse

✓ No Condo Fees

✓ Rear Garage

✓ 9' Main Floor Ceiling

✓ Treated Wood Deck

✓ Full Landscaping to Front/Back

✓ Front Concrete Pad

✓ Eng. Hardwood Main Floor

✓ Tiles to Bath and Laundry

✓ Upper Floor Laundry



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