
COCHRANE

112 SUNDOWN VIEW



MacKenzie Robertson

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themckelviigroup.com



THE **MCKELVIE** GROUP

CALGARY & AREA | REAL ESTATE

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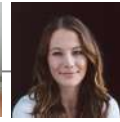
112 SUNDOWN VIEW COCHRANE

Some homes leave you with a long list of projects. Others have already had the time, care, and investment put into making them something special. This beautifully maintained two-storey walkout in Cochrane's Sunset Ridge is very much the latter. With over 3,000 square feet of total living space, exceptional upgrades, and outdoor spaces finished well beyond the builder's original specifications, so much of the work has already been done, leaving more time to simply enjoy it. Inside, rich hardwood flooring, timeless finishes, and abundant natural light create a welcoming atmosphere. A dedicated office with French doors offers a quiet place to work, while the open living spaces bring everyone together. The kitchen features warm neutral cabinetry, quartz countertops, a generous island, premium stainless steel appliances, an upgraded gas range, and a wall oven microwave combination. A walk-through pantry with custom California Closet organization connects to the mudroom and garage, making everyday routines easier. Beyond, the dining and living areas flow naturally together, with large windows overlooking the backyard and a gas fireplace that makes this a favourite place to settle in at the end of the day. Outside is where this home truly stands apart. An elevated composite deck with glass railings offers beautiful mountain views, while the walkout level opens to an expansive exposed aggregate patio and professionally installed synthetic turf. With gas connections on both levels, there's room for summer barbecues, evenings around the fire table, and weekends spent enjoying the backyard rather than maintaining it. Upstairs, a central bonus room with an electric fireplace offers a second gathering space for movie nights, quiet mornings, or time together. All three bedrooms are on this level, including a spacious primary retreat overlooking the greenspace beyond. The five-piece ensuite features dual vanities, a freestanding soaker tub, and a glass-enclosed shower. A walk-through closet connects directly to the laundry room, a thoughtful convenience that makes daily life easier. Two additional bedrooms and a full bathroom complete the upper level. And while so much has already been elevated here, there's still room to make this home your own. The unfinished walkout basement offers a generous footprint ready for an additional bedroom, a recreation room, or home gym as these owners have used it. Even the attached garage has been upgraded with epoxy flooring, hot and cold water taps, and practical storage. Set within Sunset Ridge, with schools, parks, pathways, and Cochrane's amenities close to home, this is a neighbourhood where families can settle in and enjoy the years ahead. The big investments have been made, the spaces are ready to enjoy, and the best part of this home's story is still to come. With mountain views from the deck and room to grow below, it's a rare balance of a home that's ready now and one that can grow with you.



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112 Sundown View Cochrane, AB T4C 0H4

Residential

Active

A2354095

PD:

DOM: 3

LP: \$825,000.00

OP: \$825,000.00

Banner: MOUNTAIN VIEWS, A BEAUTIFULLY FINISHED BACKYARD & \$70,000 IN UPGRADES



Class:	Detached	City:	Cochrane
County:	Rocky View County	Subdivision:	Sunset Ridge
Type:	House	Ttl Beds:	3
Levels:	Two	F/H Bth:	2/1
Year Built:	2018	RMS SQFT:	2,213.62
LINC#:	0037317039	LP/SF:	\$372.69
Arch Style:	2 Storey	Suite:	No
# Beds on Main:	0	# EnSuites:	1
# Illegal Suite:	0	# Legal Suite:	0
Possession:	30 Days / Neg		
Lot Dim:		Lot Size:	3787 SF 351.82 SM
Front Length:	10.37M 34' 0"	Lot Depth:	34.07 M 111.78'
Legal Pin:	1612165	Lot:	57
		Condo:	No
Zoning:	R-LD	Tax Amt/Yr:	\$4,676.00/2026
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	NW
Restrict:	Restrictive Covenant, Utility Right Of Way		

Recent Change: 10/23/2026 : NEW

Public Remarks: Some homes leave you with a long list of projects. Others have already had the time, care, and investment put into making them something special. This beautifully maintained two-storey walkout in Cochrane's Sunset Ridge is very much the latter. With over 3,000 square feet of total living space, exceptional upgrades, and outdoor spaces finished well beyond the builder's original specifications, so much of the work has already been done, leaving more time to simply enjoy it. Inside, rich hardwood flooring, timeless finishes, and abundant natural light create a welcoming atmosphere. A dedicated office with French doors offers a quiet place to work, while the open living spaces bring everyone together. The kitchen features warm neutral cabinetry, quartz countertops, a generous island, premium stainless steel appliances, an upgraded gas range, and a wall oven microwave combination. A walk-through pantry with custom California Closet organization connects to the mudroom and garage, making everyday routines easier. Beyond, the dining and living areas flow naturally together, with large windows overlooking the backyard and a gas fireplace that makes this a favourite place to settle in at the end of the day. Outside is where this home truly stands apart. An elevated composite deck with glass railings offers beautiful mountain views, while the walkout level opens to an expansive exposed aggregate patio and professionally installed synthetic turf. With gas connections on both levels, there's room for summer barbecues, evenings around the fire table, and weekends spent enjoying the backyard rather than maintaining it. Upstairs, a central bonus room with an electric fireplace offers a second gathering space for movie nights, quiet mornings, or time together. All three bedrooms are on this level, including a spacious primary retreat overlooking the greenspace beyond. The five-piece ensuite features dual vanities, a freestanding soaker tub, and a glass-enclosed shower. A walk-through closet connects directly to the laundry room, a thoughtful convenience that makes daily life easier. Two additional bedrooms and a full bathroom complete the upper level. And while so much has already been elevated here, there's still room to make this home your own. The unfinished walkout basement offers a generous footprint ready for an additional bedroom, a recreation room, or home gym as these owners have used it. Even the attached garage has been upgraded with epoxy flooring, hot and cold water taps, and practical storage. Set within Sunset Ridge, with schools, parks, pathways, and Cochrane's amenities close to home, this is a neighbourhood where families can settle in and enjoy the years ahead. The big investments have been made, the spaces are ready to enjoy, and the best part of this home's story is still to come. With mountain views from the deck and room to grow below, it's a rare balance of a home that's ready now and one that can grow with you.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P						
Baths:	0	1	0	1	0	0	Bed Abv: 3	Main: 91.39	Mtr2	983.68	SqFt	
EnSt Bth:	0	0	0	0	1	0	Rms Abv: 8	Upper: 114.26	Mtr2	1,229.93	SqFt	
								Blw Grade: 86.95	Mtr2	935.88	SqFt	
Garage Dims (L x W):								Total AG: 205.65	Mtr2	2,213.62	SqFt	

Property Information

Basement:	Full	Laundry Ft:	Upper Level
Basement Dev:	Unfinished	Basement Ft:	Walk Out
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Composite Siding, See Remarks, Stone	Fireplaces:	2/Electric, Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Hardwood, Tile
Exterior Feat:	BBQ gas line	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Deck, Patio, See Remarks
Reports:	Floor Plans, Title		
Parking:	Double Garage Attached Total: 4		
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
Lot Features:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, See Remarks		
Goods Include:	Wall Oven, Wall microwave, Window Coverings, Garage Control(s), Garage door Opener, Freezer (garage), doorbell camera		
Appliances:	Built-In Gas Range, Central Air Conditioner, Dishwasher, Range Hood, Refrigerator		
Other Equip:	See Remarks		
Goods Exclude:	N/A		

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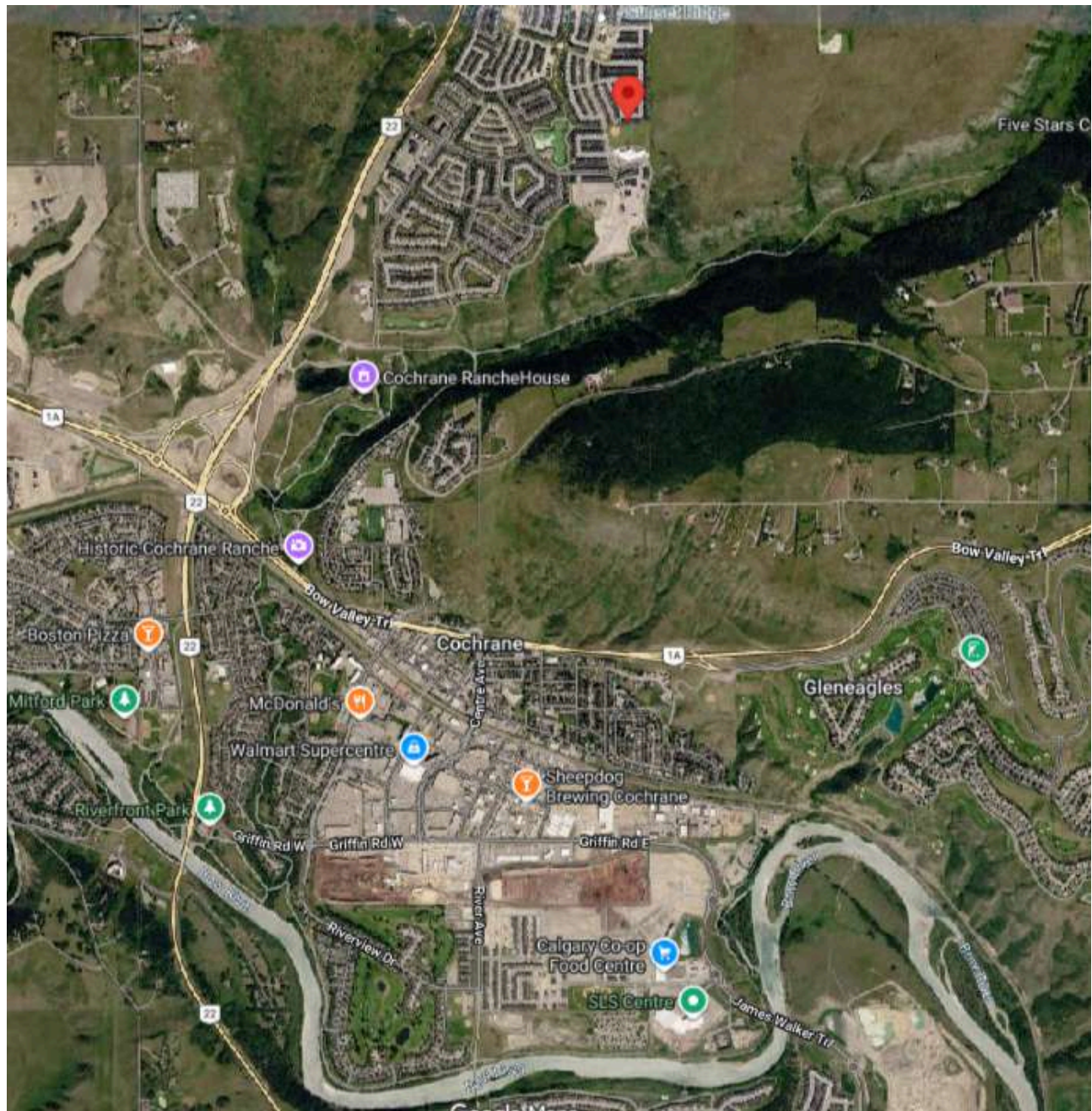
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Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	4' 9" x 5' 0"	1.45M x 1.52M	Dining Room	Main	10' 6" x 9' 0"	3.20M x 2.74M
Kitchen	Main	14' 8" x 13' 5"	4.47M x 4.09M	Living Room	Main	14' 5" x 14' 11"	4.40M x 4.55M
Office	Main	9' 11" x 9' 11"	3.02M x 3.02M	4pc Bathroom	Upper	10' 11" x 4' 11"	3.33M x 1.50M
5pc Ensuite bath	Upper	10' 1" x 14' 8"	3.07M x 4.47M	Bedroom	Upper	10' 11" x 12' 11"	3.33M x 3.94M
Bedroom	Upper	9' 7" x 11' 4"	2.92M x 3.45M	Family Room	Upper	14' 5" x 13' 8"	4.40M x 4.17M
Bedroom - Primary	Upper	14' 5" x 13' 11"	4.40M x 4.24M	Other	BSMT	23' 10" x 37' 5"	7.26M x 11.41M



THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
983.68 SQ. FT.

INTERIOR AREA:
907.86 SQ. FT.

EXCLUDED AREA:
434.64 SQ. FT.



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THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
1229.93 SQ. FT.

INTERIOR AREA:
1136.08 SQ. FT.

EXCLUDED AREA:
59.69 SQ. FT.



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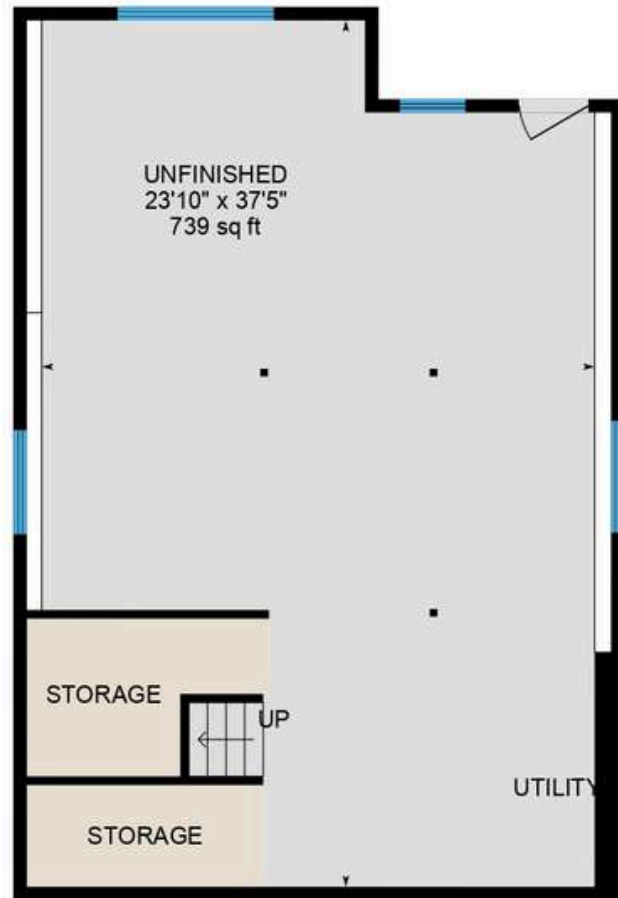
THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
935.88 SQ. FT.

INTERIOR AREA:
861.34 SQ. FT.

EXCLUDED AREA:
16.51 SQ. FT.



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 4'9" x 5' | 19 sq ft
Dining: 10'6" x 9' | 94 sq ft
Garage: 19'4" x 20'8" | 394 sq ft
Kitchen: 14'8" x 13'5" | 189 sq ft
Living: 14'5" x 14'11" | 210 sq ft
Office: 9'11" x 9'11" | 98 sq ft

2ND FLOOR

4pc Bath: 10'11" x 4'11" | 53 sq ft
5pc Ensuite: 10'1" x 14'8" | 141 sq ft
Bedroom: 10'11" x 12'11" | 112 sq ft
Bedroom: 9'7" x 11'4" | 108 sq ft
Family: 14'5" x 13'8" | 197 sq ft
Primary: 14'5" x 13'11" | 201 sq ft

BASEMENT

Unfinished: 23'10" x 37'5" | 739 sq ft

Main Building

MAIN FLOOR

Interior Area: 907.86 sq ft
Excluded Area: 434.64 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 983.68 sq ft

2ND FLOOR

Interior Area: 1136.08 sq ft
Excluded Area: 59.69 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1229.93 sq ft

BASEMENT (Below Grade)

Interior Area: 861.34 sq ft
Excluded Area: 16.51 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 935.88 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2043.94 sq ft
Excluded Area: 494.32 sq ft
Exterior Area: 2213.62 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

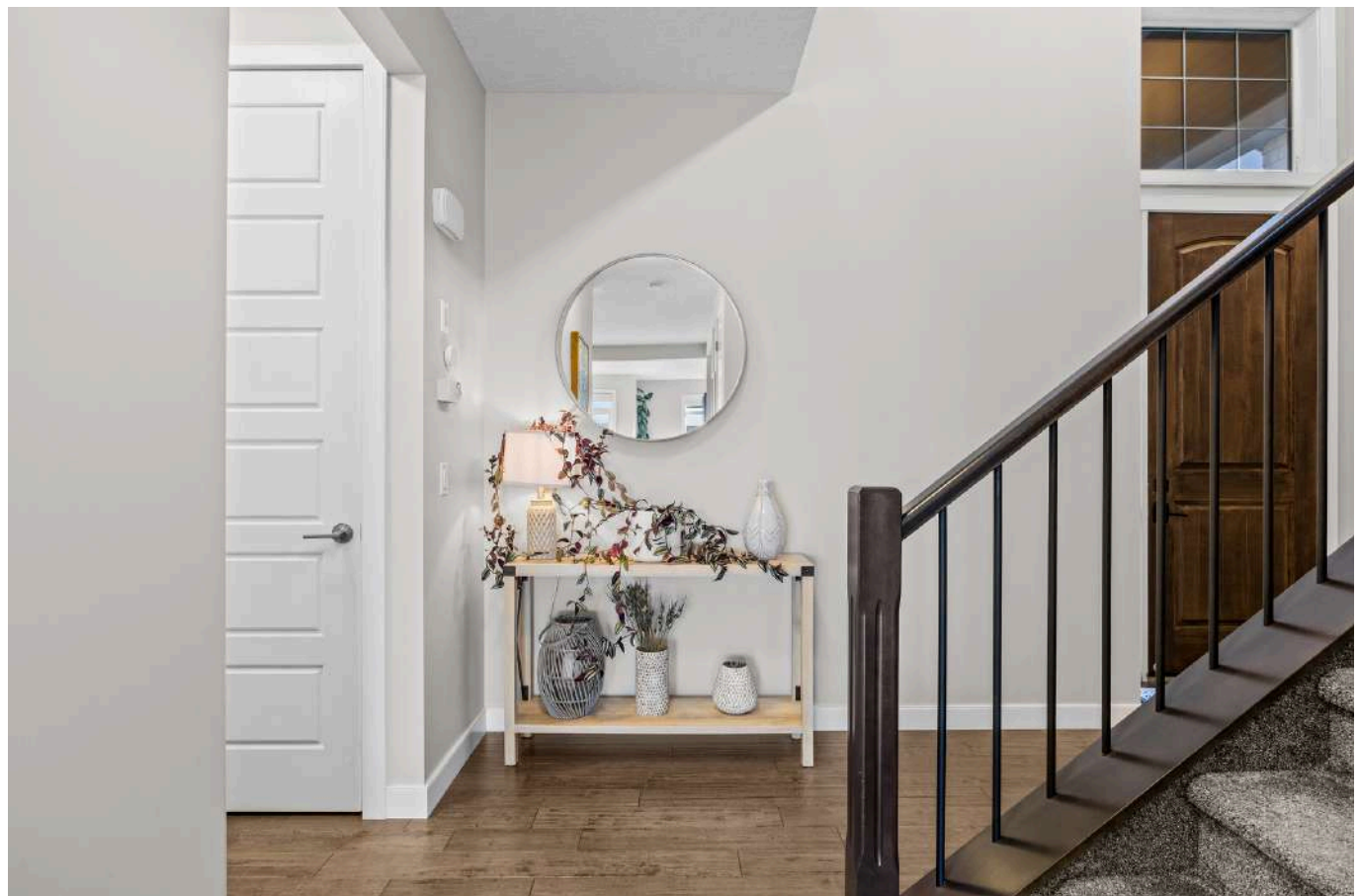
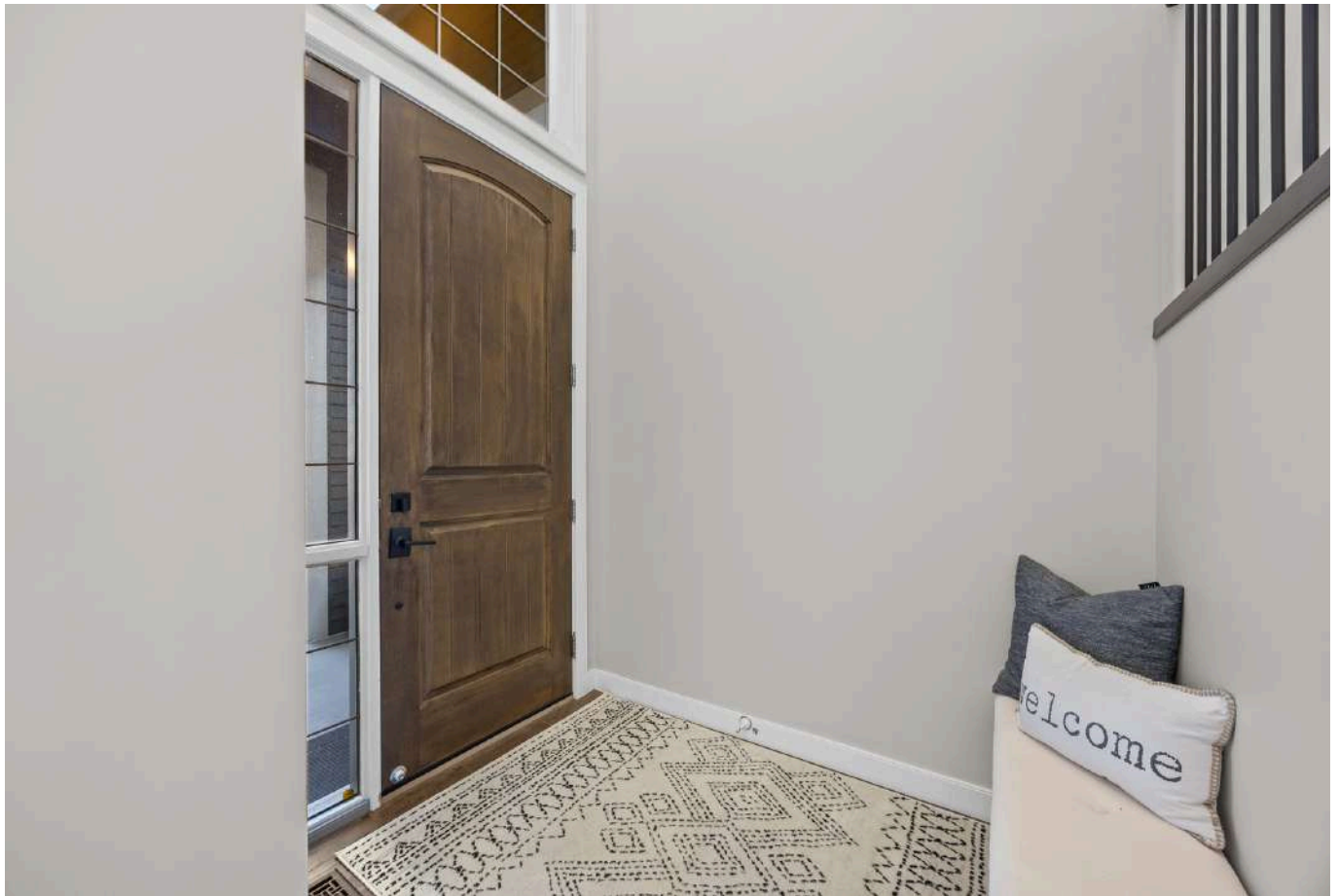
FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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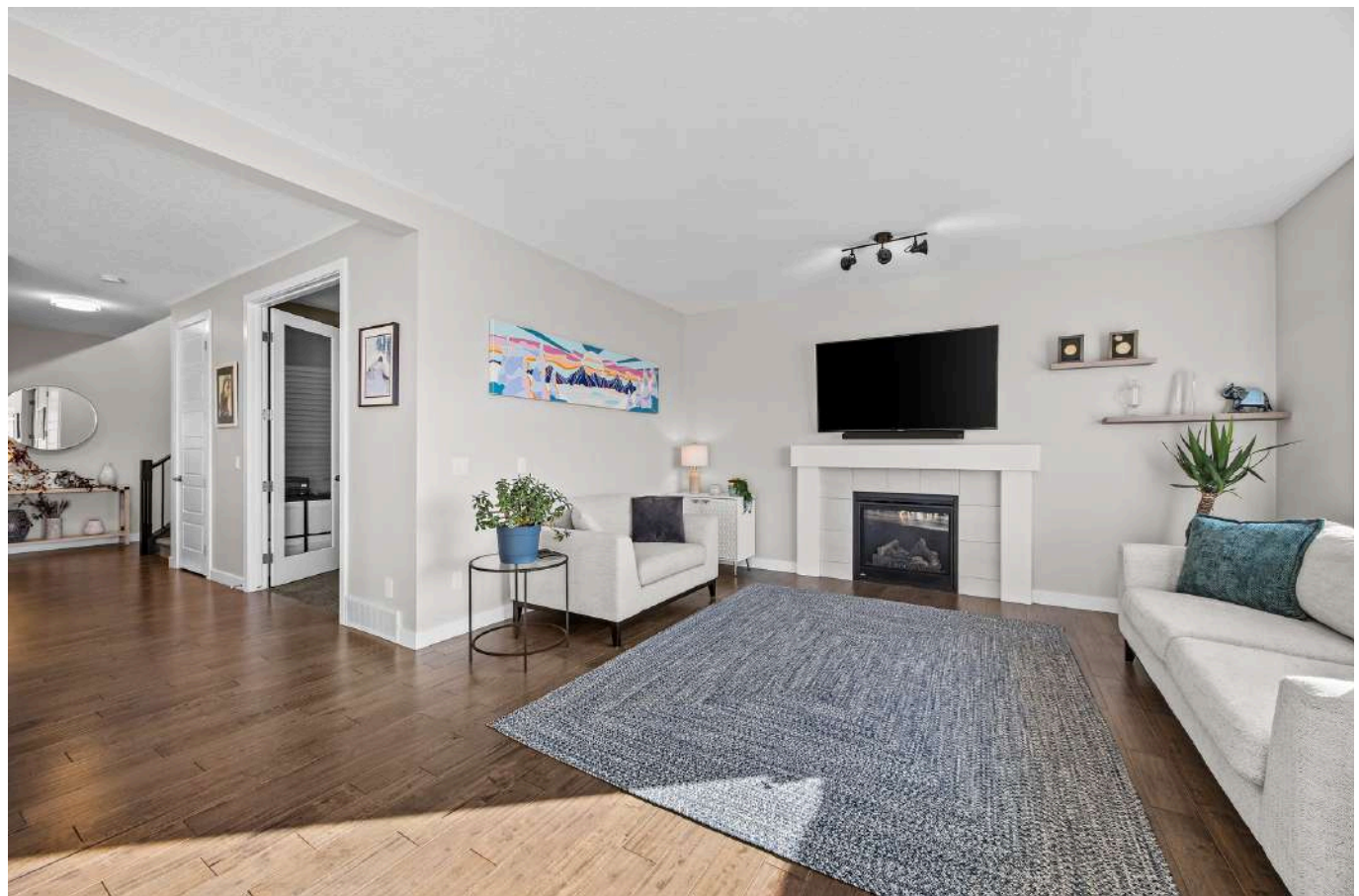


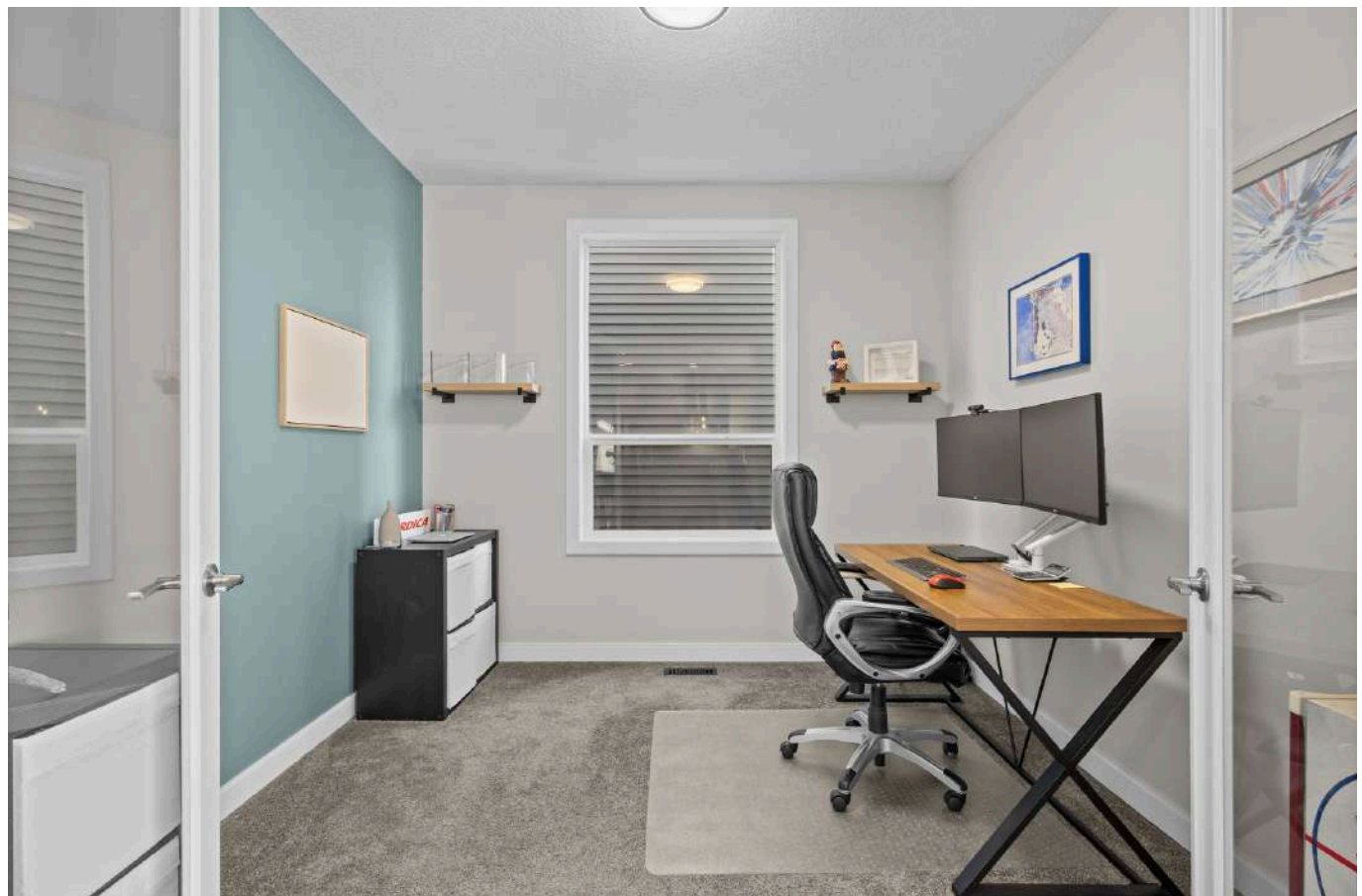






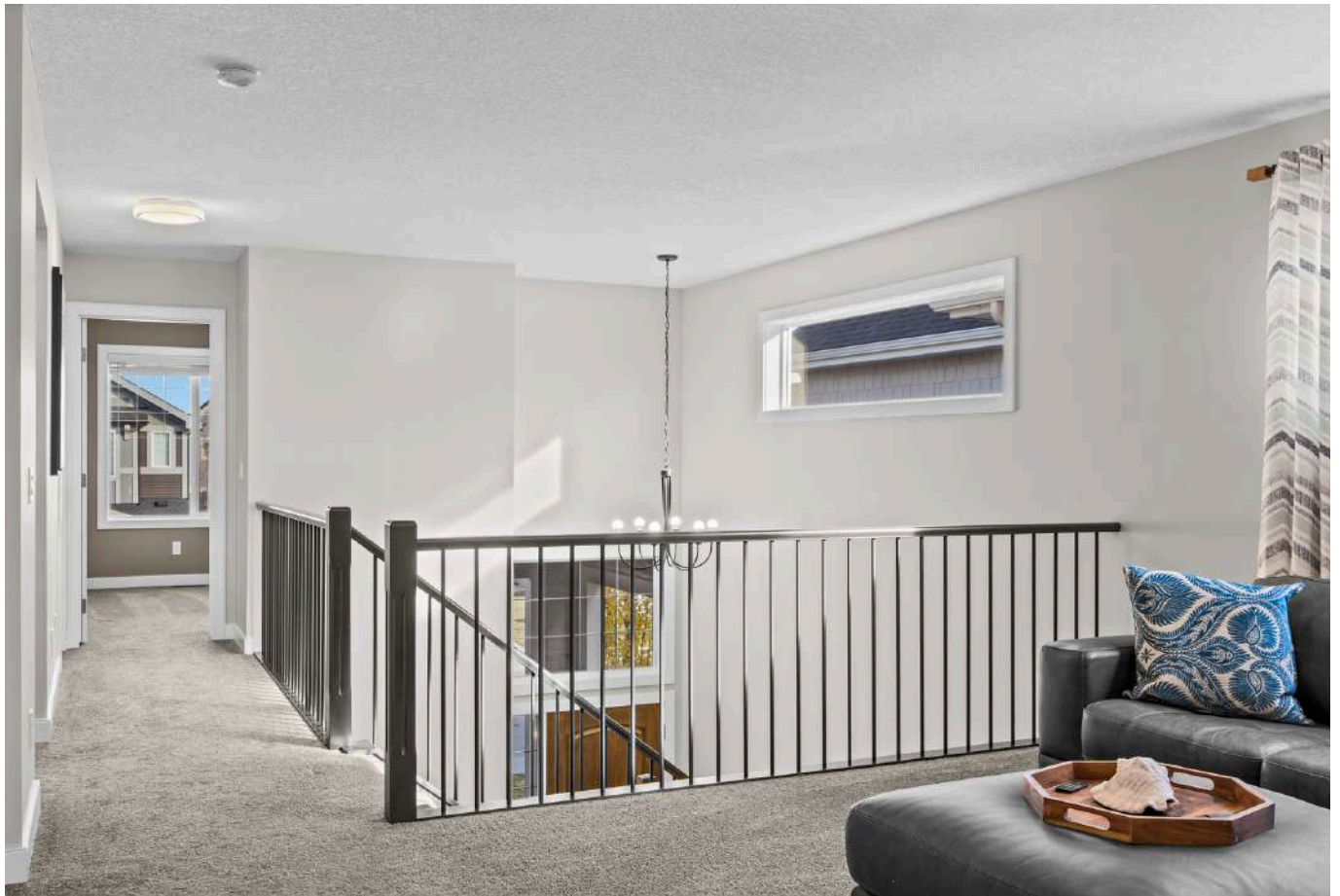






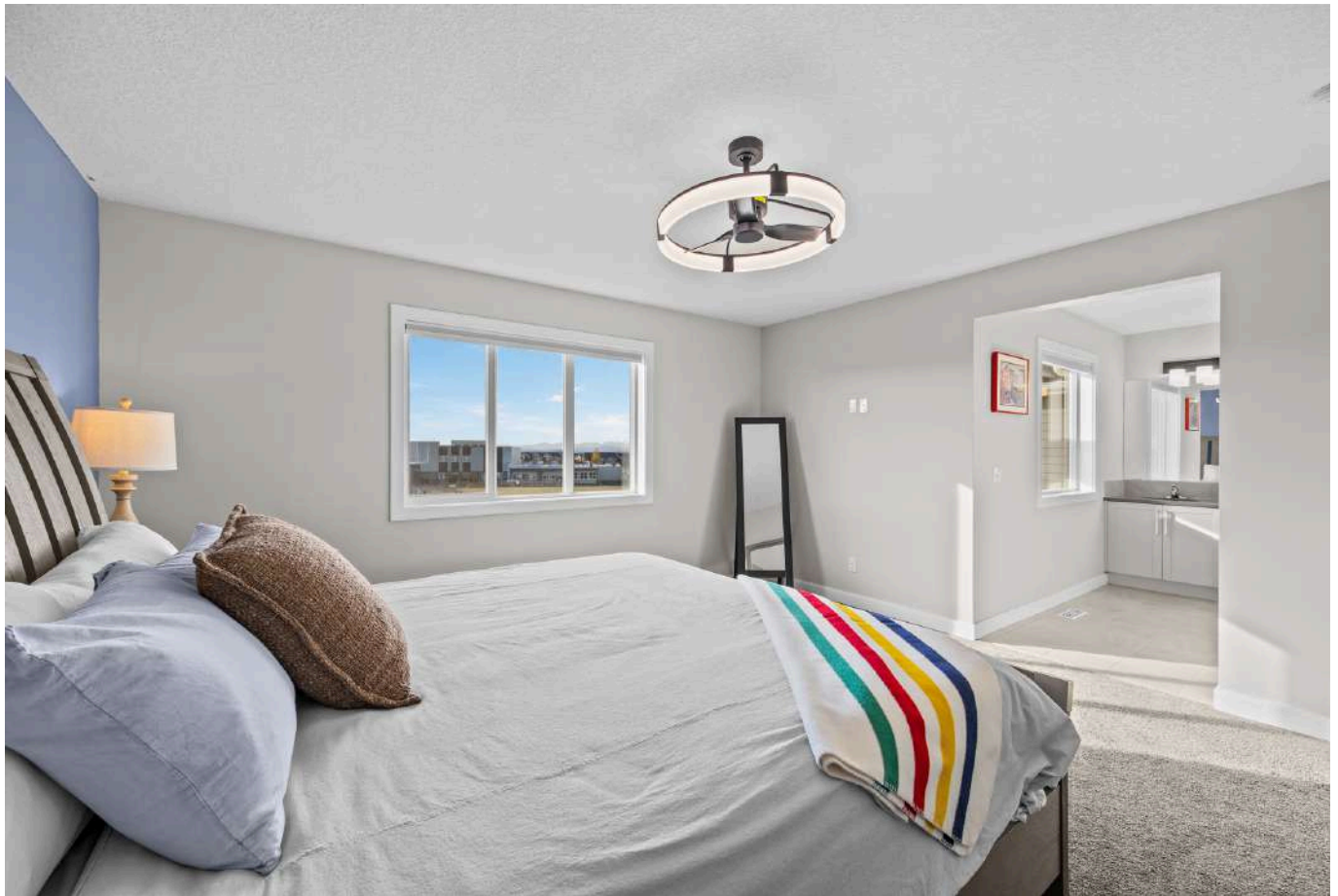










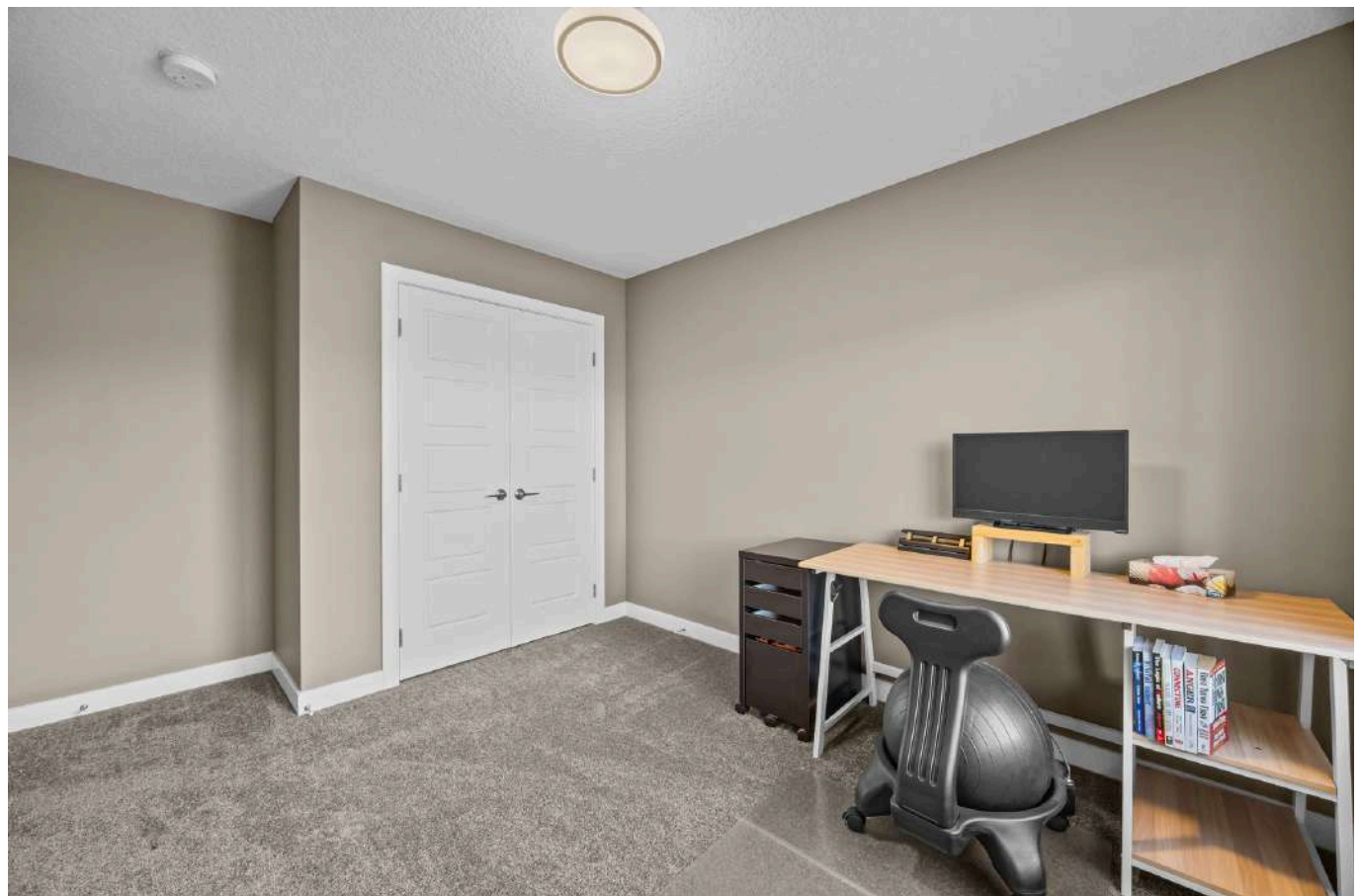






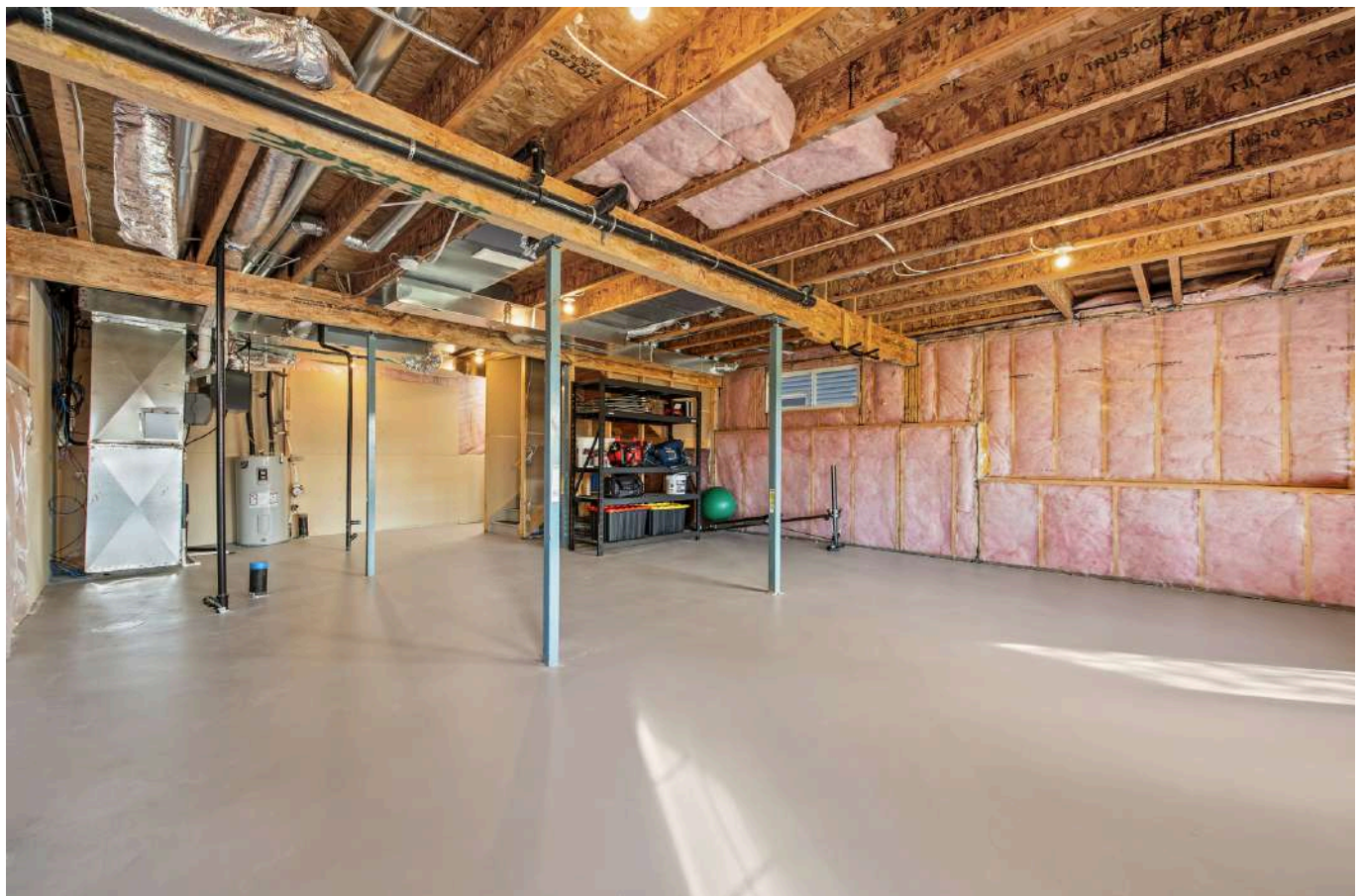


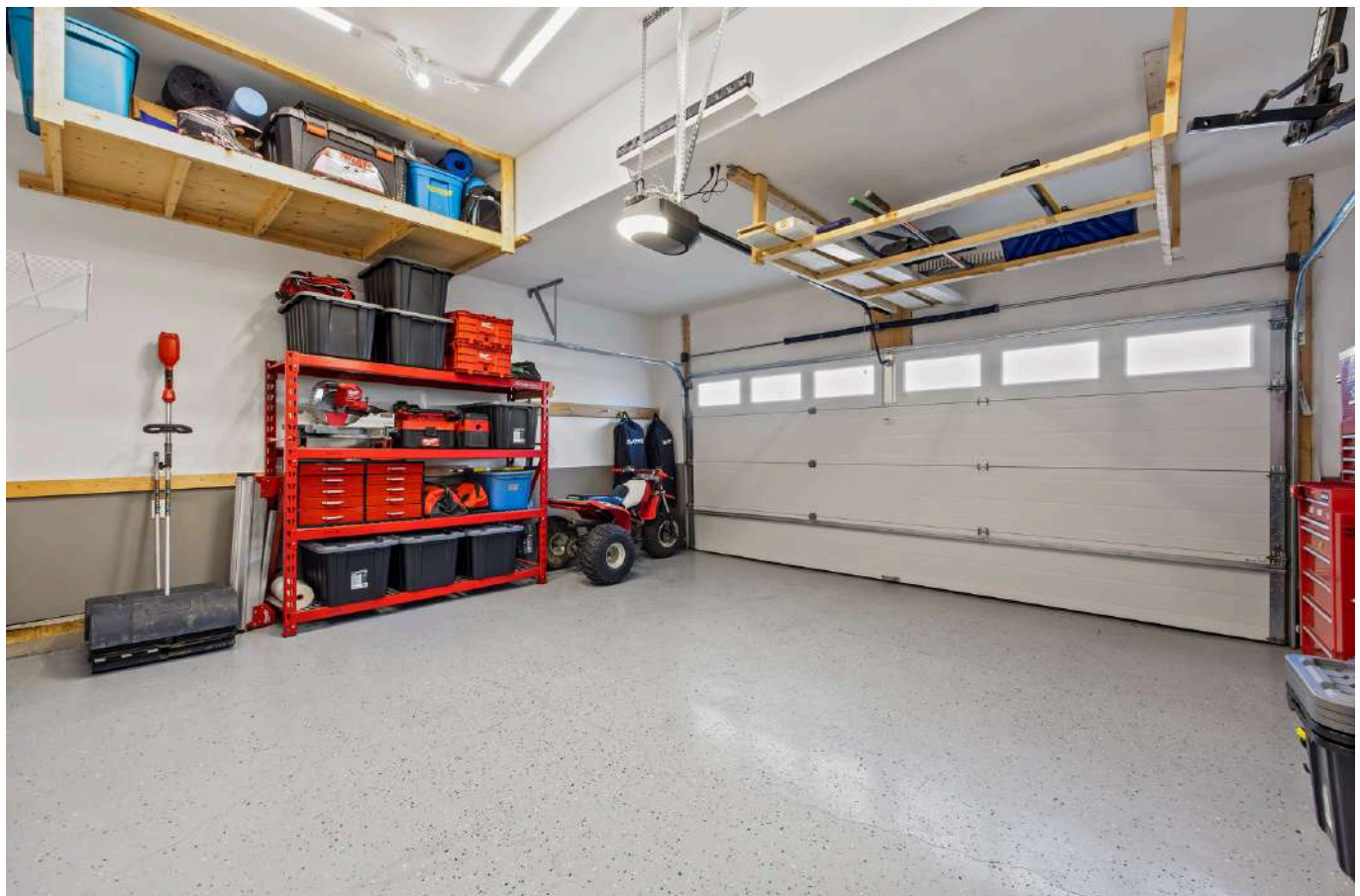
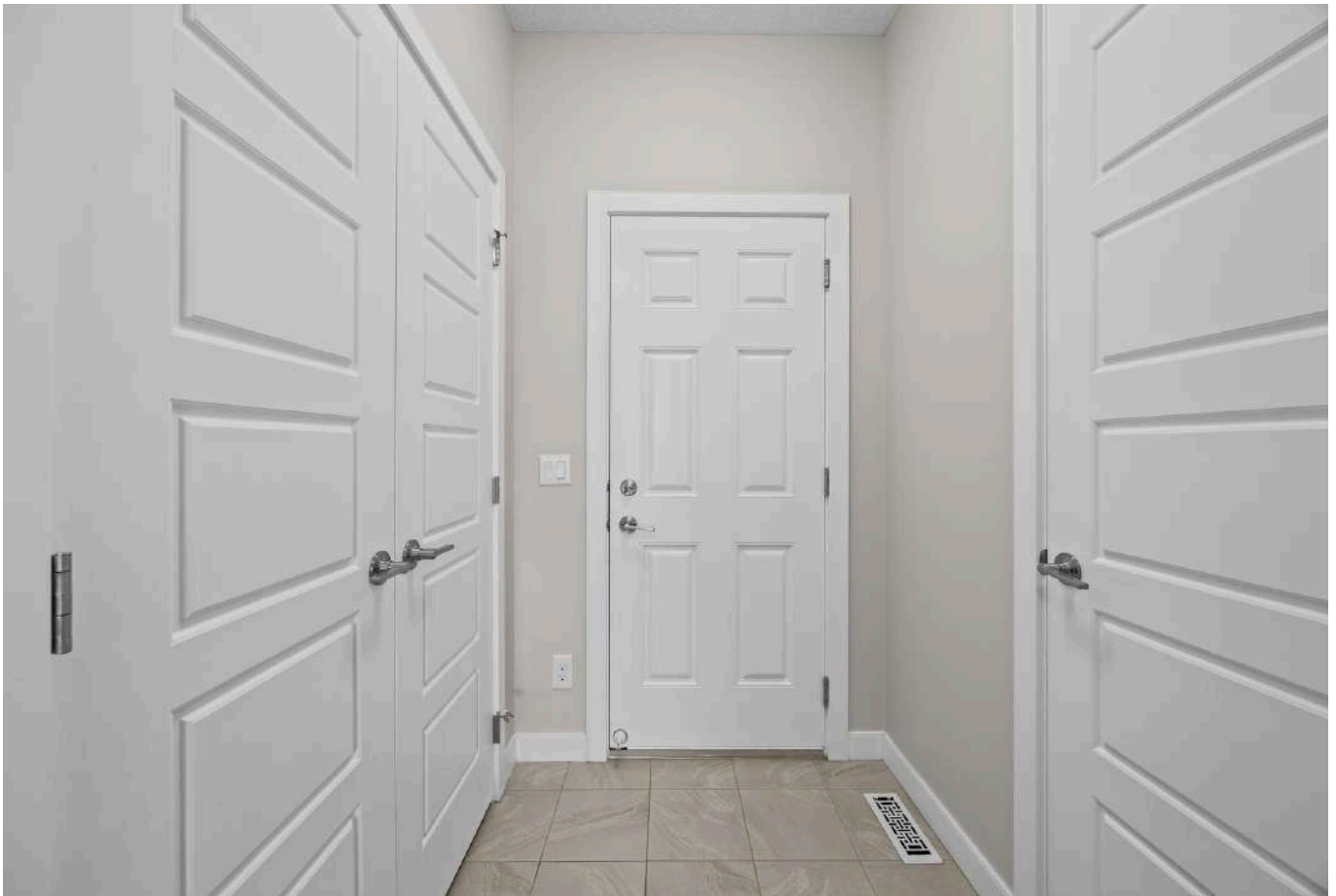






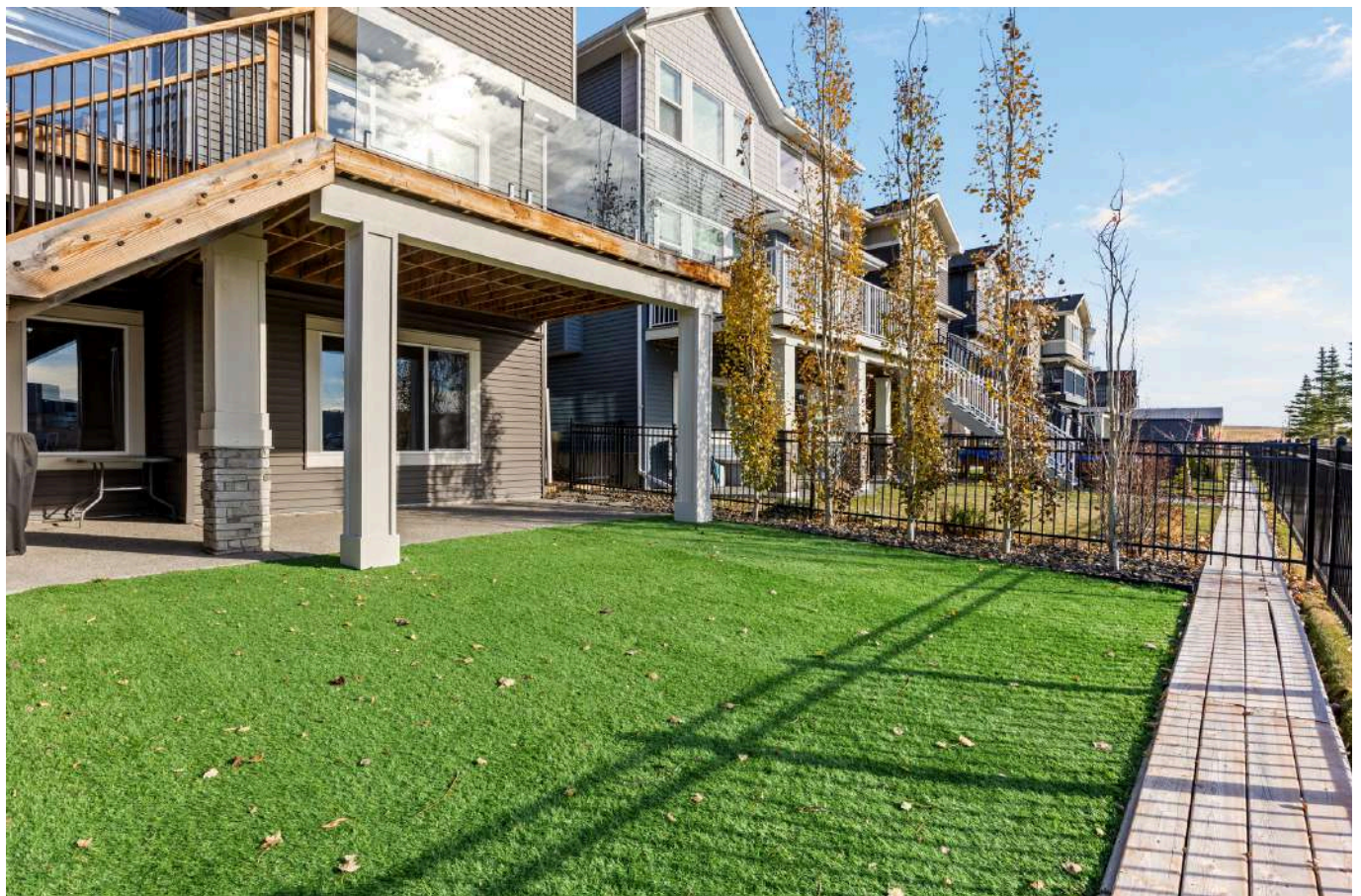


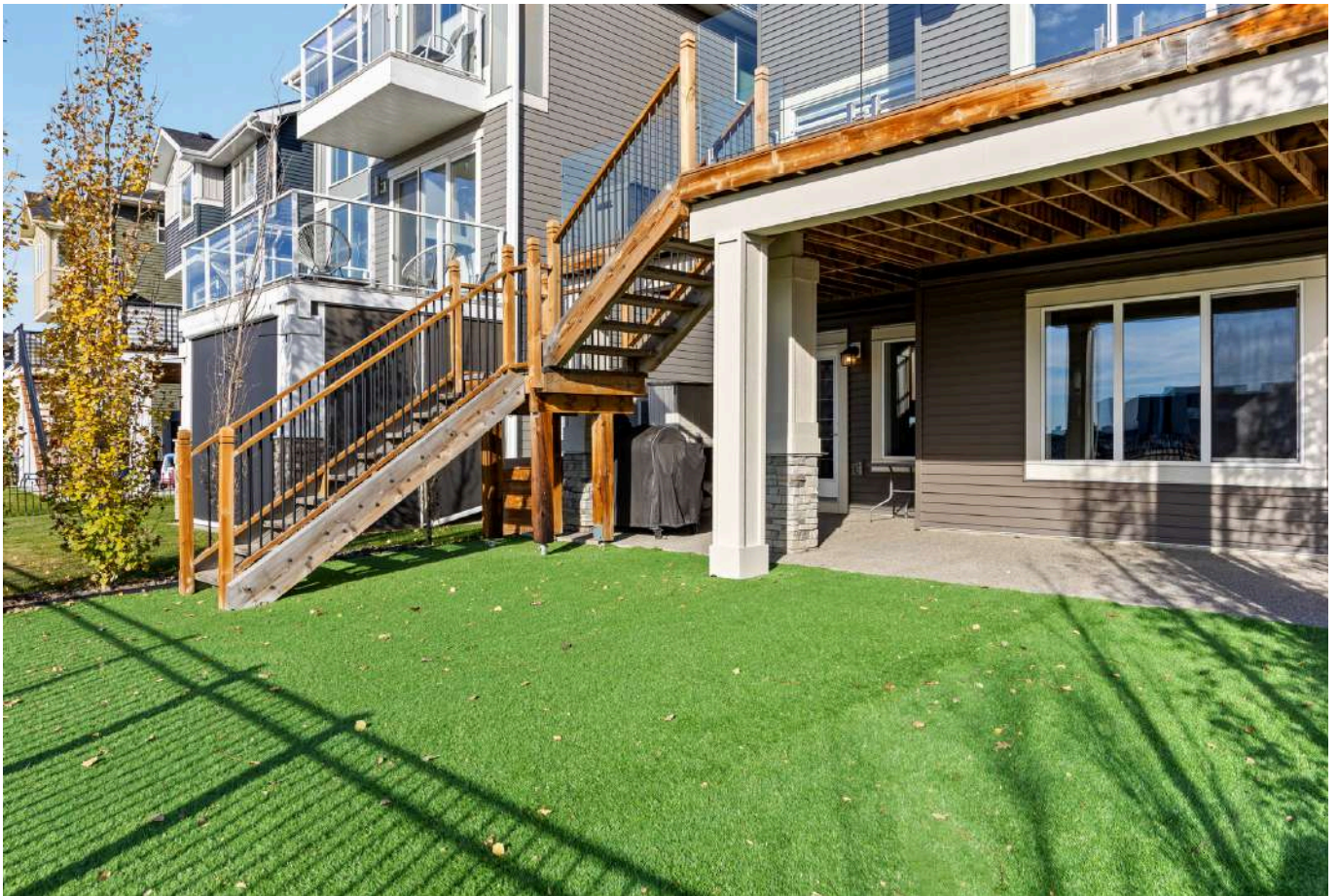




















WELCOME TO

COCHRANE



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THE COMMUNITY

Welcome to Cochrane

Today, Cochrane has a population of over 27,000 and continues to be a small town with a big heart. Located in the heart of Alberta cattle country and the Cowboy Trail, Cochrane is a recreation playground for families, adventure enthusiasts and those seeking rest and relaxation in a beautiful natural setting. Only 20 minutes from Calgary and less than an hour from Banff, with spectacular vistas of the rolling foothills and majestic Rocky Mountains, Cochrane combines a proud western heritage with all the modern conveniences required for a great vacation.



LINK:

Cochrane Official Website:

<https://www.cochrane.ca/>

Cochrane Tourism Website:

<http://www.cochrane-tourism.ca/>

THE COMMUNITY



PARKS

GLENBOW RANCH PROVINCIAL PARK

Hwy 1A between Cochrane and Calgary at Glenbow Road

BIG HILL SPRINGS PROVINCIAL PARK

North on Hwy 22, east 6 km on Hwy 567

HISTORIC COCHRANE RANCHE SITE

Junction of Hwys 1A and 22. Trails/ Picnic Tables/ Firepits/ Outdoor stage

THE COMMUNITY

PARKS

MITFORD PARK

201 West Rock Road

Pathways along the Bow River/ Ball Diamonds/ Soccer Field/ Skateboarding Park/ Washrooms. Mitford Pond at Mitford Park is stocked with trout in the summer.

Children 13 and under can take home a fish. Everyone else must catch and release. In winter, Mitford Pond is maintained for ice skating.

RIVERFRONT PARK

Paths along the Bow River, Disc Golf, Playground, Firepits, Birding, Boat Launch

LINK: PDF of parks, playgrounds and off leash areas.

<https://www.cochrane.ca/parks-recreation>



THE COCHRANE RANCHEHOUSE

101 RancheHouse Road

Cochrane, AB T4C 2K8

Phone: 403-851-2534

<https://cochraneranchehouse.ca/>

Ideal for weddings, corporate and community events, and more!



THE COMMUNITY

PARKS & REC

GOLF

THE LINKS OF GLENEAGLES

100 GlenEagles Drive

403-932-1100

www.gleneaglesgolf.com

COCHRANE GOLF CLUB

240 Riverview Drive

403-932-5103

<https://cochranegolfclub.ca/>

BREWSTER'S KANANASKIS RANCH GOLF COURSE

Ranch Road, Hwy 1X, Exshaw

403-673-2700

www.kananaskisranchgolf.com



RECREATION

SLS SPORTS CENTRE

800 Griffin Rd E . (403) 932-1635

<https://www.slscentre.com/>

FIRESIDE OF COCHRANE FITNESS CENTRE

800 Griffin Rd E, Cochrane, AB

(403) 851-0934

COCHRANE HEALTH & FITNESS CLUB

118 – 1 Avenue

(403) 932-4250

COCHRANE LANES - BOWLING

11-402 Railway St W . (403) 932-5280

<https://sites.google.com/view/cochrane-lanes/>



THE COMMUNITY

PARKS & REC

COCHRANE SWIMMING POOL

800 Griffin Road East

403-932-1635

<https://townpost.ca/events/cochrane/swimmingpool>



ZERO GRAVITY SKATEPARK - COCHRANE

at the intersection of Westrock Road and Highway 22 and is open year-round for bikes and skateboards.

SPORTS FIELDS AND TENNIS COURTS

The Town of Cochrane has eleven soccer pitches, eight ball diamonds and two tennis courts. You can call the facility status line at 403-851-2552 any time to get sports facility status

RODEO

The Cochrane Lions Rodeo Grounds plays a huge role in Cochrane's Labour Day Festivities by hosting the annual Labour Day Rodeo.

OUTDOOR RINK

The Tim Bannister Memorial outdoor rink in the East End is maintained by Town parks staff so it can be used all winter. The rink is kept accessible to hockey players and pleasure skaters of all ages by following one simple rule: hockey at one end and skating at the other.

THE COMMUNITY

RECREATION



COCHRANE PUBLIC LIBRARY

405 Railway Street West

403-932-4353

<http://www.cochranepubliclibrary.ca/>



COCHRANE MOVIE HOUSE

218 Fifth Ave, Cochrane

403-932-7672

<http://www.cochranemoviehouse.com/>



THE COMMUNITY

SHOPPING



1ST STREET SHOPPING

1st Street is the original main street in Cochrane where you can find quaint shops, restaurants and services such as MacKay's Ice Cream, Global Pet Foods Cochrane, The Heavenly Outhouse, Tony's Work and Western Wear, The Vintage Verandah, Kitchen Boutique, Poor David's, Spirit of Oneness/ Earth Rocks! and more...



POINTS WEST - SHOPPING PLAZA

120 Fifth Ave

Centrally located offering a mix of shops and services, including a movie theatre, Shoppers Drug Mart, grocery store, McDonalds, Starbucks, restaurants, banks, & more.



Shopping on Center Ave and Quarry St is a newer area that offers all you need for shops, restaurants and services. Tenants include, Walmart, Canadian Tire, Dollarama, Tim Hortons, Lammles, Subway, Marks, Staples, Bulk Barn, Sport Chek and much more!



THE COMMUNITY

SHOPPING

GROCERY STORES

Walmart Supercentre - 15 Quarry St

Save-On-Foods - 65 Bow St

Mark's No Frills - 210 5th Ave W

Safeway Cochrane - 304 Fifth Ave

M&M Food Market - 31 Bow St



BEARSPAW FARMERS MARKET -

25240 Nagway Road

Starts 1st Sunday in June - End of Sept.

<https://bearspawlions.com/farmersmarket/>



SHOPPING CLOSE BY...

BEACON HILL SHOPPING CENTRE

11500 Sarcee Trail NW

Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants and much more.

CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, AB T4A 0G3

<https://www.crossironmills.com/en/>

CROWFOOT VILLAGE

20 Crowfoot Crescent NW

Only minutes away to all that Crowfoot has to offer, including a Cineplex, Lowes, grocery stores, AMA, Indigo books, and numerous restaurants, shops and services. Plus the C-Train station hub that takes you downtown.

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

THE COMMUNITY

SERVICES

HOSPITALS

COCHRANE COMMUNITY HEALTH

OPEN 8AM TO 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000

(Switchboard)

Foothills Medical Centre

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

Alberta Children's Hospital

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

HEALTHLink Alberta provides information on diseases, treatments and wellness by telephone and can help you find appropriate health services and information 24 hours a day, seven days a week. Call toll-free: 866-408-5465 (LINK).

WALK-IN CLINIC

WALK-IN CLINIC AT WALMART

by Jack Nathan Health

15 Quarry St, Cochrane

(403) 932-2255

<http://jacknathanhealth.com/>

DENTIST

COCHRANE DENTAL CLINIC

3111 St E, Cochrane

(403) 932-5498

<http://www.cochranedentists.com/>

VETS

COCHRANE ANIMAL CLINIC LTD

236 River Ave

(403) 932-5875

<http://cochraneanimalclinic.com/>

BIG HILL VETERINARY SERVICE

Bay 3, 124 River Avenue

(403) 932-6160

ARROWHEAD VETERINARY CENTRE

118 2 Ave W, Cochrane

(403) 932-2370

<http://arrowheadvet.com/>

CALL 911 FOR ALL EMERGENCIES

POLICE

Royal Canadian Mounted Police (RCMP)

3591 St E, Cochrane

Phone: (403) 851-8000

FIRE DEPARTMENT

Cochrane Station 151

20 Grande Blvd, Cochrane

(403) 851-2540

THE COMMUNITY

SCHOOLS Cochrane schools fall under Rocky View Schools and the Calgary Catholic School District. There is also an active home-schooling network, Cochrane Home Educators.

Rocky View Schools - <http://www.rockyview.ab.ca/>

Calgary Catholic School District - <https://www.cssd.ab.ca/>

Home-schooling network - <http://www.cochranehomeeducators.com/>



ELEMENTARY SCHOOLS

Cochrane Christian Academy (K-8): 403-932-5177

École Elizabeth Barrett Elementary* (K-4): 403-932-3151

Fireside School (K-7): 403-945-402

Glenbow Elementary (K-5): 403-932-4922

Holy Spirit Catholic School** (K-6): 403-500, 2065

Mitford Middle School (K-8) 403-932-4457

École Notre-Dame des Vallées*** (K-8): 403-851-0244

RancheView School (K-7): 403-945-4136

MIDDLE SCHOOLS

Ecole Manachaban Middle School*(5-8): 403-932-2215

HIGH SCHOOLS

Bow Valley High School (9-12): 403-932-9005

Cochrane High School* (9-12): 403-932-2542

St. Timothy School** (7-12): 403-500-2106

LINK: <https://www.cochrane.ca/407/Schools>

COCHRANE

