# \$674,900 - 92 Sundown Crescent, Cochrane

MLS® #A2228997

#### \$674,900

3 Bedroom, 3.00 Bathroom, 2,071 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Large West-Facing Bonus Room!! This Gem Offers an Exceptional Value!!
Brand new built home by Douglas Homes Master Builder. Featuring the popular Silverton Model with a west-facing front.
This spacious and bright 3-bedroom home comes with a large west-facing bonus room and offers exceptional value for your family in today's market â€" packed with upgrades and ready for you to move in.

\*\*\* Main floor features include: | Open layout with 9' ceilings | 8-foot interior doors throughout the main floor | Beautiful engineered hardwood flooring | Bright and spacious dining area | Stylish electric fireplace | Gorgeous quartz countertops throughout | Builder's grade appliance package included

\*\*\* Upstairs you'II find a generous primary suite with: | Double sinks | A soaker tub | A large walk-in closet

This floor plan continues to be one of our most popular models in Sunset Ridge â€" a perfect fit for growing families.

\*\*\* And if you do have a young familyâ€! RancheView K–8 School is just a few blocks away, St. Timothy High School is located at the south end of the community. The upcoming community centre and third school are expected to be just a short walk away once completed

\*\*\* Want to get out of town? You're about 40â€"45 minutes from the mountains via a scenic drive. Just 30 minutes to the City of





Calgary and your nearest Costco. Around 45 minutes to the Calgary International Airport \*\*\* Please Note: Interior photos shown are from our Silverton Model Showhome. This home may have a slightly different interior finishing package than the images presented here.

(Attention fellow agents: Please refer to private

remarks.)

Built in 2025

#### **Essential Information**

MLS® # A2228997 Price \$674,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,071

Acres 0.10

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 92 Sundown Crescent

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1Y3

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Driveway, Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island

Quartz Counters, Recesse

Closet(s)

Appliances Dishwasher, Gas Range, Mic

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Lighting

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 11th, 2025

Days on Market 141
Zoning R1
HOA Fees 153
HOA Fees Freq. ANN

### **Listing Details**

Listing Office MaxWell Canyon Creek

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