



**163 Sundown Crescent
Cochrane, Alberta**

MLS # A2294098



\$684,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,016 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry		

Inclusions: doorbell camera, curtains, and blinds.

Welcome to this beautifully designed approximately 2,016 sq ft home in the highly sought-after community of Sunset Ridge, offering the perfect balance of comfort, style, and everyday convenience. Step inside to a bright, open-concept main floor featuring 9-foot ceilings, engineered hardwood flooring, and a seamless flow between the living, dining, and kitchen areas—ideal for both relaxed living and entertaining. The kitchen is a standout, complete with stainless steel appliances, quartz countertops, a large central island, and a convenient walkthrough pantry. Just off the kitchen, a versatile flex room with double pocket doors provides the perfect space for a home office, hobby room, or quiet retreat. The inviting great room centers around a cozy fireplace with a wood mantle and built-in shelving—perfect for adding your personal touch. Central air conditioning keeps the home comfortable year-round. Upstairs, you’ll find three generously sized bedrooms and a bright bonus room, perfect for movie nights or a kids’ play space. The spacious primary suite is a true retreat, featuring beautiful Rocky Mountain views, a luxurious 5-piece ensuite with soaker tub, separate shower, double sinks, and added storage. The walk-in closet connects directly to the laundry room—an everyday convenience you’ll quickly appreciate. Outside, enjoy a fully landscaped and fenced yard, along with a double attached garage. Ideally located near RancheView K-8 School and St. Timothy High School, with additional schools and parks planned nearby. You’re also just 30 minutes to Calgary and 40–45 minutes to the Rocky Mountains, making it easy to enjoy both city access and weekend escapes.