



**115 Sundown Crescent
Cochrane, Alberta**

MLS # A2297377



\$749,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Discover exceptional value in Sunset Ridge with this brand-new Grand Valley model by Douglas Homes Master Builder. Offering 1,918 sq ft (RMS), this thoughtfully designed 2-storey home features 3 bedrooms, 2.5 bathrooms, a walk-out basement, and a west-facing backyard, ideal for growing families. The main floor presents a bright open layout with 9' ceilings, large windows, engineered hardwood flooring, and an electric fireplace that anchors the living space. The kitchen is well appointed with quartz countertops and a convenient walk-through pantry. Upstairs, you'll find a central loft, upper-level laundry, and a spacious primary suite complete with a walk-in closet and a 5-piece ensuite featuring double vanities, a soaker tub, and separate shower. Additional highlights include 8' interior doors on the main level, a built-in bench at the entry, and a 20' x 21' attached garage. Located just blocks from RancheView K‐8 School, with St. Timothy High School nearby and future community amenities within walking distance. Quick access to the mountains (approx. 40‐45 mins), Calgary (approx. 30 mins), and the airport.