



**GRASSROOTS**

REALTY GROUP

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**47 Sundown Crescent  
Cochrane, Alberta**

**MLS # A2297461**



**\$895,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,313 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s)

**Inclusions:** none

\*Watch the video\* Public Open House June 13th (Sat) 2-4PM\*\* Dreams of elevated family living come true in Sunset Ridge, Cochrane. Welcome to 47 Sundown Crescent, located in one of Cochrane's most family-oriented communities. Built by Aspen Creek Designer Homes, Cochrane's Builder of the Year 3 years in a row, this stunning Shelby model is set on a premium walkout lot backing onto a scenic walking path and showcases high-end finishings, superior craftsmanship, luxury upgrades, and exceptional attention to detail that truly sets it apart from typical new construction. Finished with timeless Hardie Board siding and an engineered structure, this home is built to last. Offering over 2,300 SQ FT of beautifully designed and highly functional living space, this home impresses from the moment you arrive. Premium Quality Finishings | Upgraded Sherwood Chevron Laminate Flooring | Gorgeous Chef's Dream Kitchen | Sleek Upgraded Lights | Butler's Pantry | Custom Curved Arch's | 9FT Ceilings Throughout | Vaulted Ceilings in Bonus Room | 8ft Doors | Vinyl Deck | West Backyard Walkout Lot | Green Pathway | Minutes to School. Step inside to an inviting open foyer with upgraded flooring throughout and a main floor den that works perfectly as a home office. At the heart of the home is the dreamy kitchen, where Aspen Creek truly shines. You'll find rift-cut oak cabinetry, ceiling-height cabinets, quartz countertops, a beautifully upgraded backsplash, upgraded appliances, a gas stove, and a custom cabinet-covered range hood. The dual-tone cabinetry adds depth and elegance, while the well-designed butler's pantry and adjacent walk-in pantry provide exceptional storage and prep space. Even the fixtures have been elevated, including a premium Delta Trinsic black faucet and upgraded sink. The spacious west-facing living

room is perfect for entertaining and everyday living, highlighted by an upgraded tile fireplace with custom mantle and a clean, modern finish. Just off the living area, the raised vinyl deck overlooks the backyard and scenic walking path, perfect for morning coffee or summer gatherings. Upstairs, the spacious bonus room is a true showstopper with vaulted ceilings, pot lights, and a statement chandelier, making it the ideal space for movie nights. With 9-foot ceilings continuing throughout the upper level, the entire floor feels bright and open. All bedrooms are generously sized, while the primary suite stands out as a true private retreat with a feature wall, upgraded finishes, and custom MDF shelving in the walk-in closet. The ensuite is beautifully appointed with a freestanding tub, full-height tiled shower, dual vanities, and premium fixtures throughout. Large windows fill the space with natural light. Located just 20 minutes to Calgary, 30 minutes to downtown, and only an hour from the mountains. This is more than with upgrades, this is where design, quality, and detail come together.