



**155 Sundown Crescent
Cochrane, Alberta**

MLS # A2312359



\$699,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,075 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:	Backs on to Park/Green Space, Sloped		

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, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Exceptional value in Sunset Ridge | Welcome to the Montenegro 4 by Douglas Homes Master Builder — a beautifully designed two-storey home offering over 2,000 sq.ft. of thoughtfully planned living space in one of Cochrane's most desirable family communities. This quick-possession home features 3 bedrooms, 2.5 bathrooms, a spacious upper-floor loft, and a versatile main-floor flex room perfect for a home office, study area, or quiet retreat. The bright open-concept main floor showcases 9-ft ceilings, engineered hardwood floors, quartz countertops, an electric fireplace, and a modern kitchen designed for both everyday living and entertaining. Upstairs, the generous primary suite includes a walk-in closet and a relaxing ensuite with double vanities, while the oversized 22' x 21' garage provides excellent storage and functionality. A side entrance to the basement adds future development potential and flexibility for growing families. If you have a young family, RancheView School (K–8) is only a few blocks away and St. Timothy High School is just minutes down Sunset Boulevard. The future community centre and third school, when that's done, will be within short walking distance. Weekend escapes to the mountains are approximately 40–45 minutes away along the scenic route, while Calgary, Costco, and everyday city conveniences are only about 30 minutes away, with the airport roughly 45 minutes from home.