



147 sundown Crescent
Cochrane, Alberta

MLS # A2312374



\$699,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Sloped Up		

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

Inclusions: None

Exceptional value in Sunset Ridge | Introducing the Mount Rundle by Douglas Homes Master Builder — a beautifully designed two-storey home offering 3 + 1 bedrooms, 3 full bathrooms, and a thoughtfully planned layout for today's modern family. This quick-possession home features a bright open-concept main floor with 9-ft ceilings, engineered hardwood floors, an electric fireplace, and a stylish kitchen complete with quartz countertops and stainless-steel appliances. A rare main-floor full bathroom paired with a flex room/bedroom creates excellent flexibility for guests, extended family, or a comfortable work-from-home setup. Upstairs, you'll find a spacious central loft, convenient upper-floor laundry, and three well-sized bedrooms including a relaxing primary suite with dual walk-in closets and double vanities in the ensuite. The side entrance to the basement adds future development potential, while the treated wood deck is ready for outdoor enjoyment. 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 only about 40‐45 minutes away along the scenic route, while Calgary, Costco, and daily city conveniences are roughly 30 minutes away, with the airport approximately 45 minutes from home. A wonderful opportunity to enjoy space, comfort, and lifestyle together in one of Cochrane's most popular family communities.