



GRASSROOTS

REALTY GROUP

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**139 Sundown Crescent
Cochrane, Alberta**

MLS # A2319105



\$839,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

WELCOME TO THE JADE. This Prairie-style home delivers 2,273 sq. ft. of thoughtfully designed living space above grade, opening with a welcoming covered front porch and a dramatic open-to-above foyer that sets the tone the moment you walk in. The main floor offers 1,056 sq. ft. with 9' ceilings and 8' doors throughout, flowing through an open-concept family area, dining area, and gourmet kitchen anchored by a flush eating bar, 30" gas cooktop, 36" fridge and freezer, built-in wall oven and microwave, and LED under-cabinet lighting, all backed by a walk-through pantry with wire shelving. A built-in electric fireplace warms the family room, feature wall paneling elevates the dining space, and a multi-purpose flex room behind stylish double barn doors gives you the space to work, create, or unwind. The functional mud room with built-in bench, hooks, and direct garage access keeps daily life organized, and a main floor powder room adds everyday convenience. Upstairs, 1,217 sq. ft. holds 3 bedrooms and 2 bathrooms, including a primary retreat finished with a beautifully detailed tray ceiling, feature wall paneling, walk-in closet, and an ensuite featuring dual vanities, a freestanding tub, and a glass-enclosed shower. A bonus room with its own tray ceiling and a spacious laundry room complete with built-in cabinetry and utility sink round out the upper level. Finishing touches include vinyl siding, smooth panel finishes, high-end millwork, a vinyl-wrapped deck, and a sleek metal garage overhead door with painted finish, with an undeveloped basement ready for your plans.