



**131 Sundown Crescent
Cochrane, Alberta**

MLS # A2319559



\$1,049,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,041 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.22 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

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Finishes, features, and specifications may vary. THIS IS THE ONE. A brand-new 4-bedroom, 4-bathroom walkout home delivering 3,056 sq. ft. of thoughtfully designed living space across two levels, plus an undeveloped basement with a separate rear entrance for added privacy and flexibility. Step through the covered front porch into a defined foyer wrapped in feature wall panelling, and feel the volume immediately. The open-to-above family room floods the main floor with natural light and is anchored by a built-in gas fireplace. The 1,450 sq. ft. main level features 9' ceilings with 8' doors as standard, a spacious kitchen with an oversized island, flush eating bar, and drop ceiling detail, a 30" gas cooktop, 36" fridge and freezer, and a walk-through pantry with MDF shelving, plus a SEPARATE SPICE KITCHEN for true cooking convenience. A dining area with elegant bulkhead design, a multi-purpose flex room, a 3-piece bathroom with glass-enclosed shower, and a functional mudroom off the garage with built-in bench and storage hooks complete the level. Upstairs, 1,606 sq. ft. holds 4 bedrooms, 3 bathrooms, and a central bonus room. The perfect family retreat. The primary suite features a tray ceiling, walk-in closet, and a spa-style ensuite with freestanding tub, double vanity, and rain head shower, while tray ceiling details continue into the bonus room and a dedicated laundry room offers a stainless steel sink and wire shelving. Outside, this desirable walkout lot delivers a spacious deck and covered lower patio, framed by fibre cement Hardie siding, smooth panel finishes, high-end MDF built-ins, and a sleek metal overhead garage door with painted finish. Quality construction. Functional design. Ready for the way your family actually lives.