



**GRASSROOTS**  
REALTY GROUP

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**127 Sundown Crescent  
Cochrane, Alberta**

**MLS # A2330966**



**\$739,900**

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Sunset Ridge                           |               |                  |
| <b>Type:</b>     | Residential/House                      |               |                  |
| <b>Style:</b>    | 2 Storey                               |               |                  |
| <b>Size:</b>     | 2,351 sq.ft.                           | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway       |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Street Lighting |               |                  |

|                    |                                                                                                                                              |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                                                                   | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                                                                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | None                                                                                                                                         |                   |      |

Exceptional value in Sunset Ridge || Introducing the Glendale by Douglas Homes Master Builder &mdash; a thoughtfully designed two-storey home with a full 9-ft walk-out basement, 4 bedrooms, 2.5 bathrooms, and a flex room on the main floor. With its 24-ft wide design, this home balances modern comfort and practical living. The main floor features 9-ft ceilings, engineered hardwood floors, a bright great room with an electric fireplace, and a well-appointed kitchen with quartz countertops and stainless-steel appliances. A half bath and flex room on this level add everyday versatility &mdash; ideal for guests or a home office. Upstairs, you&rsquo;ll find a spacious loft and four bedrooms, including a primary suite with a large walk-in closet and a private ensuite with double vanities. A treated wood deck completes the rear yard for easy outdoor enjoyment. If you have a young family, Ranche View School (K&ndash;8) is just a few blocks away and St. Timothy High School is only minutes down Sunset Boulevard. The future community centre and a third school, when that&rsquo;s done, will be within short walking distance. Weekend escapes to the mountains are a scenic 40&ndash;45 minutes away, while your commute back to Calgary takes roughly 30 minutes &mdash; about the same to Costco and 45 to the airport.