# \$749,900 - 91 Sundown Crescent, Cochrane

MLS® #A2228402

## \$749,900

3 Bedroom, 3.00 Bathroom, 2,114 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Discover exceptional value in this stunning 2,114 SF(RMS Size) residence, meticulously crafted by the esteemed Douglas Homes Master Builder. Introducing the Montenegro 4 Model, featuring a sun-kissed west facing backyard…the Walk-out basement backs onto a walking/bike path. This radiant and extraordinary 3-bedroom home is a true gem in today's market, brimming with upgrades tailored for you and your family. The open-concept main floor boasts 9' ceilings, expansive windows, and elegant engineered hardwood flooring, creating an airy and inviting atmosphere.

The sun-drenched dining area leads to a gorgeous kitchen, complete with a premium builder's grade appliance package, an impressive quartz island, and matching quartz countertops in the ensuite and hallway bathroom. The stylish electric fireplace in the great room adds warmth and charm to the heart of the home. Experience unparalleled luxury in the deluxe primary bedroom, featuring a lavish 5-piece ensuite and a spacious walk-in closet that seamlessly connects to the laundry room. The grand entrance and front fover reveal the breathtaking upper floor, adorned with exquisite wrought iron railings and a bright, roomy loft.

The versatile flex room on the main level, complete with two 8-foot doors, is perfect for







working from

home or pursuing hobbies. This sought-after floor plan in Sunset Ridge has been designed with your growing family in mind. Rancheview K-8 School

is just a few blocks away and the St. Timothy High School is at the south end of Sunset Ridge, just a few minutes drive away. The future community

centre and a third school, once done, will only be a short walking distance. Escaping into the mountains is about 40-45 minutes away on the scenic

road. Driving back to the City of Calgary is only about 30 minutes and to your nearest Costco as well and around 45 minutes to the airport. Embrace

elegance and sophistication in this remarkable home – schedule your viewing today and seize this extraordinary opportunity. Don't miss out! \*\*\*

Pictures from our Montenegro 4 Model Showhome... 91 Sundown Crescent listing has a slightly different exterior & interior finishing package and

layout than as shown in the pictures presented here.(Attention fellow agents: Please read the private remarks.)

2025

Built in 2025

Year Built

#### **Essential Information**

MLS®#	A2228402
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,114
Acres	0.10

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 91 Sundown Crescent

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1Y3

## **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, Quartz Counters,

Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Lighting

Lot Description Back Yard, Front Yard, Sloped Down, Street Lighting

Roof Asphalt Shingle Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 147

Zoning R1

HOA Fees 153

HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Canyon Creek

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