

92 Sundown Crescent  
Cochrane, Alberta

MLS # A2228997

\$684,900

|           |                                  |        |                  |
|-----------|----------------------------------|--------|------------------|
| Division: | Sunset Ridge                     |        |                  |
| Type:     | Residential/House                |        |                  |
| Style:    | 2 Storey                         |        |                  |
| Size:     | 2,071 sq.ft.                     | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                                | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Driveway |        |                  |
| Lot Size: | 0.10 Acre                        |        |                  |
| Lot Feat: | Back Lane, Back Yard             |        |                  |

|             |                                                                                                                                                   |            |    |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                                                                                                                           | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                                                                                    | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                                                   | Condo Fee: | -  |
| Basement:   | Full, Unfinished                                                                                                                                  | LLD:       | -  |
| Exterior:   | Wood Frame                                                                                                                                        | Zoning:    | R1 |
| Foundation: | Poured Concrete                                                                                                                                   | Utilities: | -  |
| Features:   | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |            |    |
| Inclusions: | None                                                                                                                                              |            |    |

Large West-Facing Bonus Room!! This Gem Offers an Exceptional Value!! Brand new built home by Douglas Homes Master Builder. Featuring the popular Silverton Model with a west-facing front. This spacious and bright 3-bedroom home comes with a large west-facing bonus room and offers exceptional value for your family in today's market &mdash; packed with upgrades and ready for you to move in. \*\*\* Main floor features include: | Open layout with 9' ceilings | 8-foot interior doors throughout the main floor | Beautiful engineered hardwood flooring | Bright and spacious dining area | Stylish electric fireplace | Gorgeous quartz countertops throughout | Builder's grade appliance package included \*\*\* Upstairs you'll find a generous primary suite with: | Double sinks | A soaker tub | A large walk-in closet This floor plan continues to be one of our most popular models in Sunset Ridge &mdash; a perfect fit for growing families. \*\*\* And if you do have a young family&hellip; RancheView K&dash;8 School is just a few blocks away, St. Timothy High School is located at the south end of the community. The upcoming community centre and third school are expected to be just a short walk away once completed \*\*\* Want to get out of town? You're about 40&dash;45 minutes from the mountains via a scenic drive. Just 30 minutes to the City of Calgary and your nearest Costco. Around 45 minutes to the Calgary International Airport \*\*\* Please Note: Interior photos shown are from our Silverton Model Showhome. This home may have a slightly different interior finishing package than the images presented here. (Attention fellow agents: Please refer to private remarks.)