CARSON ROTAR
Grassroots Realty Group

780-832-2317
crotar@grassrootsrealtygroup.ca

111 Sundown Crescent
Cochrane, Alberta

MLS # A2252118

$799,800

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Sloped Down		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Four Bedrooms with a Walk-out Basement and a West Facing Backyard & A 22’ x 22’ Garage !! Welcome to a unique opportunity in today's competitive real estate market! This impeccable 4-bedroom home is brought to you by the renowned Douglas Homes Master Builder. Presenting the coveted Glendale Model, this sun-soaked residence boasts a west-facing backyard and is conveniently located just a short walk to the future community center in Sunset Ridge... Elegance Meets Practicality: Step inside and be captivated by the abundance of upgrades awaiting you and your family. The main floor welcomes you with an open layout, soaring 9-foot ceilings, and grand 8-foot tall doors. Natural light floods the space through large windows, highlighting the beautiful engineered hardwood flooring throughout... A Culinary Oasis: The heart of this home showcases a spacious dining area and a kitchen that will inspire your inner chef. Revel in the high-end builder's grade appliance package and the striking quartz countertops that adorn every surface. On chilly evenings, gather around the stylishly warm and cozy electric fireplace, creating cherished family memories... Serene Retreat: The deluxe primary suite offers a tranquil escape with a generously-sized walk-in closet and his and her's vanity & sinks - a true oasis of relaxation. An additional feature is the large flex room on the main floor with two 8-foot doors, ideal for those working from home or as a versatile space to suit your needs... Community Perks: For families, this location is a dream come true. Rancheview K-8 School is just a few blocks away, and St. Timothy High School is a short drive south. The future community center and a third school, in the pipeline, will be within walking distance... Convenience and Adventure Await: Escape into the mountains, just 40-45 minutes away on the scenic route.

The city of Calgary is a quick 30-minute drive, as is to your nearest Costco, while the airport is an easy 45-minute commute... Your Forever Home Awaits: If you've been searching for the perfect fit for your growing family, this exquisite and elegant home is the answer. But don't hesitate; opportunities like this are rare. A brand new 4-bedroom home at this price won't last long. Act now and make it yours today! Pictures from our Glendale Model Showhome. This listing has a slightly different exterior & interior finishing package than as shown in the pictures presented here...(Attention fellow agents: Please read the private remarks.)

Copyright (c) 2026 Carson Rotar. Listing data courtesy of MaxWell Canyon Creek. Information is believed to be reliable but not guaranteed.