

**55 Sundown Crescent
Cochrane, Alberta**

MLS # A2289919



\$859,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,139 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: All Lighting Fixtures Attached, Window Coverings, Curtains, 6 x Solar Panels, WiFi Light Switches, Air Conditioning, Hot Water on Demand, Suncoast Retractable Screens, Outdoor LED Lighting

****OPEN HOUSE SUNDAY MARCH 29 FROM 1PM-3PM**** Built in 2021 and located in the sought-after community of Sunset Ridge, this beautifully upgraded two-storey home offers thoughtfully designed living space on an EXTRA-WIDE LOT with incredible functionality inside and out. From the cozy, remote-controlled, motorized, screened-in deck to the convenient side stairs leading to the backyard, every detail has been carefully considered. **MAIN FLOOR LIVING** Step inside to a bright and functional layout designed for everyday living and effortless entertaining. The U-shaped kitchen is both stylish and practical, featuring: • QUARTZ countertops throughout • Premium KitchenAid appliance package • Range hood fan • Ample cabinetry and prep space WiFi-controlled lighting enhances the main floor, adding modern smart-home convenience and ambiance at your fingertips. The oversized front-attached garage is finished with durable EPOXY FLOORS and includes a gas line roughed-in for a future heater, perfect for Alberta winters. **UPPER LEVEL RETREAT** Upstairs, you'll find a spacious BONUS ROOM — ideal for family movie nights, a kids' play area, or a quiet workspace. The primary suite offers: • WALK-IN CLOSET • Dual closet ensuite bathroom • Dual Vanity • Dedicated vanity area The main bathroom is beautifully finished with elegant tile work and undermount sinks, while a dedicated laundry room with washer and dryer adds everyday convenience to this level. **FULLY DEVELOPED BASEMENT** The fully finished WALKOUT basement extends your living space with: • A generous fourth bedroom • Its own WALK-IN CLOSET Perfect for guests, teens, or a private home office setup. **ENERGY EFFICIENCY & SMART UPGRADES** This home is loaded with upgrades that enhance comfort

and long-term efficiency: • Air conditioning • Dual-stage furnace • Hot water on demand • 6 solar panels • 240V outlet for EV charger • Outdoor permanent exterior lighting OUTDOOR LIVING Outdoor living is elevated with a Suncoast RETRACTABLE SCREENED-IN PORCH, the perfect place to unwind or entertain while staying protected from the elements. With its modern upgrades, smart features, and exceptional lot width, this home offers the perfect blend of comfort, efficiency, and lifestyle in one of Cochrane's most desirable communities.