

163 Sundown Crescent
Cochrane, Alberta

MLS # A2294098



\$755,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry		
Inclusions:	doorbell camera, curtains, and blinds.		

Rocky Mountain views from this 2,016 sq. ft. detached home located in Sunset Ridge, Cochrane. The home features a south-facing front exposure, a fully fenced backyard, and backs onto a planned pathway. Interior features include 9-foot ceilings, engineered hardwood flooring, and large windows providing natural light. The kitchen includes a quartz island, quartz countertops, and upgraded appliances. The great room includes an electric fireplace, and the home is equipped with central air conditioning. Upstairs, the primary bedroom includes a walk-in closet, 5-piece ensuite, and access to the laundry area, along with a loft space. The main floor includes a flex room with double doors suitable for office or hobby use. Additional features include a double attached garage, landscaped and fenced yard, and an unfinished basement. Located within walking distance to a planned community centre and future school, near RancheView K–8 School and St. Timothy High School, approximately 30 minutes to Calgary, approximately 40–45 minutes to the Rocky Mountains, and minutes from downtown Cochrane.