

# \$779,900 - 91 Sundown Crescent, Cochrane

MLS® #A2228402

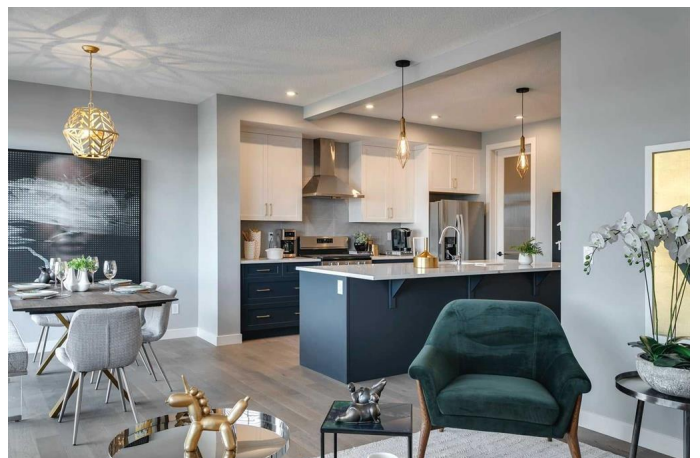
## \$779,900

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 backyardâ€”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 foyer 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.)

Built in 2025

### **Essential Information**

MLS® #	A2228402
Price	\$779,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,114
Acres	0.10
Year Built	2025

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, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **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	57
Zoning	R1
HOA Fees	153
HOA Fees Freq.	ANN

**Listing Details**

Listing Office           MaxWell Canyon Creek

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.