# \$949,900 - 47 Sundown Crescent, Cochrane

MLS® #A2205810

## \$949,900

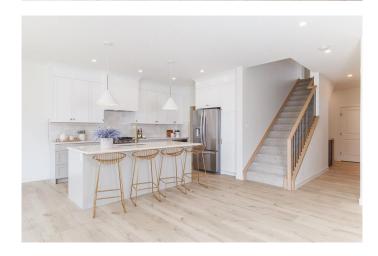
3 Bedroom, 3.00 Bathroom, 2,307 sqft Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Find your ideal home in the highly sought-after Sunset Ridge community! Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes. Introducing "The Shelby" model. This beautiful, newly built, 2-storey walkout home backs onto a walking path connecting the community to downtown and Bow River. The west-facing backyard is perfect for enjoying the long summer nights from your deck. The open-concept main floor is bright and airy, large windows bringing in natural light, and beautiful finishes throughout. The kitchen is incredible, complete with quartz counters, lovely cabinetry, a spacious island with a breakfast bar and a walk-through pantry. A flex space can be used as a little office or to tuck away toys;) Upstairs, enjoy a spacious bonus room, a laundry room and an incredible primary bedroom with breathtaking views. The ensuite includes a double vanity with quartz counters, a soaker tub, a tiled shower, and a walk-in closet with built-in shelving. The lower level is ready for your final touches.







Built in 2025

#### **Essential Information**

MLS® # A2205810 Price \$949,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,307

Acres 0.09

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 47 Sundown Crescent

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta

Postal Code T4C 0H4

## **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, See Remarks

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator,

See Remarks

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished, Walk-Out

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 7th, 2025

Days on Market 70

Zoning R-1

HOA Fees 140

HOA Fees Freq. ANN

# **Listing Details**

Listing Office The Real Estate District

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