



GRASSROOTS
REALTY GROUP

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**116 Sundown Crescent
Cochrane, Alberta**

MLS # A2225593



\$620,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

**** OPEN HOUSE at Greystone Showhome - 498 River Ave, Cochrane - Wed. June 4, 3-5pm, Fri. June 6, 2-5pm, Sat June 7, 12-4pm & Sun. June 8 4-6pm **** into modern elegance with the Dallas Model by Rohit Homes—a beautifully designed detached 2-storey home offering 1,726 sq ft of well-planned living space. Featuring 3 bedrooms, 2.5 bathrooms, and a double attached garage, this home combines functionality, style, and comfort in one seamless package. The open-concept main floor is filled with natural light, thanks to 9-foot ceilings and expansive triple-pane windows. The heart of the home is the stunning gourmet kitchen, showcasing quartz countertops, stylish cabinetry, and a walkthrough pantry that connects directly to the mudroom and garage—perfect for busy family life. A separate side entrance opens up future possibilities for basement development, whether you’re dreaming of a home office, gym, or more. Upstairs, you’ll find a spacious primary suite complete with a walk-in closet and private ensuite, as well as two additional bedrooms, a full bath, and convenient upstairs laundry. Located in the vibrant community of Heartland, you’ll enjoy quick access to parks, schools, shopping, and major roadways, with the Rocky Mountains just a short drive away. This is more than just a home—it’s a lifestyle upgrade. Book your showing today and experience the Dallas Model for yourself!