



GRASSROOTS
REALTY GROUP

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**92 Sundown Crescent
Cochrane, Alberta**

MLS # A2228997



\$709,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,071 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

Large West-Facing Bonus Room!! This Gem Offers an Exceptional Value!! Brand new built home by Douglas Homes Master Builder. Featuring the popular Silverton Model with a west-facing front. This spacious and bright 3-bedroom home comes with a large west-facing bonus room and offers exceptional value for your family in today's market — packed with upgrades and ready for you to move in. *** Main floor features include: | Open layout with 9' ceilings | 8-foot interior doors throughout the main floor | Beautiful engineered hardwood flooring | Bright and spacious dining area | Stylish electric fireplace | Gorgeous quartz countertops throughout | Builder's grade appliance package included *** Upstairs you'll find a generous primary suite with: | Double sinks | A soaker tub | A large walk-in closet This floor plan continues to be one of our most popular models in Sunset Ridge — a perfect fit for growing families. *** And if you do have a young family… RancheView K‐8 School is just a few blocks away, St. Timothy High School is located at the south end of the community. The upcoming community centre and third school are expected to be just a short walk away once completed *** Want to get out of town? You're about 40‐45 minutes from the mountains via a scenic drive. Just 30 minutes to the City of Calgary and your nearest Costco. Around 45 minutes to the Calgary International Airport *** Please Note: Interior photos shown are from our Silverton Model Showhome. This home may have a slightly different interior finishing package than the images presented here. (Attention fellow agents: Please refer to private remarks.)