



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**47 Sundown Crescent
Cochrane, Alberta**

MLS # A2250930



\$949,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,307 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

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.