



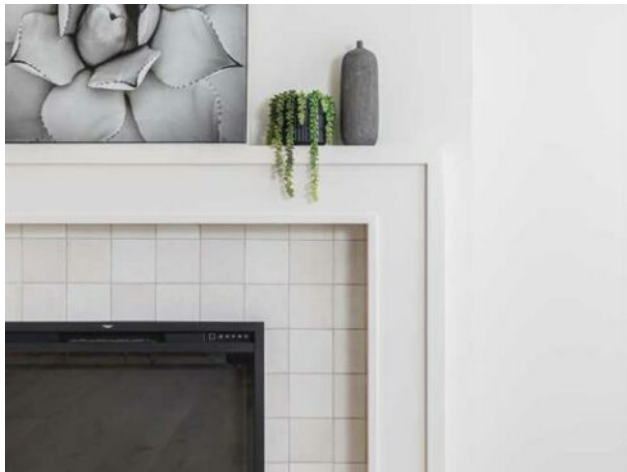
GRASSROOTS
REALTY GROUP

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**47 Sundown Crescent
Cochrane, Alberta**

MLS # A2282861

\$949,900



Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
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	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

Welcome to Sunset Ridge, one of Cochrane's most desirable communities. Built by Aspen Creek Designer Homes, Cochrane's Builder of the Year two years in a row, this newly constructed 2-storey walkout showcases the popular Shelby model. Backing onto a scenic walking path connecting to downtown and the Bow River, the west-facing backyard is ideal for enjoying long summer evenings from the deck. The bright, open-concept main floor features large windows, stylish finishes, and a stunning kitchen with quartz countertops, custom cabinetry, a spacious island with breakfast bar, and a walk-through pantry. A versatile flex space offers the perfect spot for a home office or play area. Upstairs includes a generous bonus room, convenient laundry, and a beautiful primary retreat with sweeping views. The ensuite boasts dual quartz vanities, a soaker tub, tiled shower, and walk-in closet with built-ins. The walkout basement is ready for your personal design touches.