



**163 Sundown Crescent  
Cochrane, Alberta**

**MLS # A2294098**



**\$755,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** doorbell camera, curtains, and blinds.

Rocky Mountain views from this 2,016 sq. ft. detached home located in Sunset Ridge, Cochrane. The home features a south-facing front exposure, a fully fenced backyard, and backs onto a planned pathway. Interior features include 9-foot ceilings, engineered hardwood flooring, and large windows providing natural light. The kitchen includes a quartz island, quartz countertops, and upgraded appliances. The great room includes an electric fireplace, and the home is equipped with central air conditioning. Upstairs, the primary bedroom includes a walk-in closet, 5-piece ensuite, and access to the laundry area, along with a loft space. The main floor includes a flex room with double doors suitable for office or hobby use. Additional features include a double attached garage, landscaped and fenced yard, and an unfinished basement. Located within walking distance to a planned community centre and future school, near RancheView K&#8 School and St. Timothy High School, approximately 30 minutes to Calgary, approximately 40&#45 minutes to the Rocky Mountains, and minutes from downtown Cochrane.