



**115 Sundown Crescent  
Cochrane, Alberta**

**MLS # A2297377**



**\$749,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,918 sq.ft.	<b>Age:</b>	2025 (1 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, Front Yard, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** None

Discover exceptional value in Sunset Ridge with this brand-new Grand Valley model by Douglas Homes Master Builder. Offering 1,918 sq ft (RMS), this thoughtfully designed 2-storey home features 3 bedrooms, 2.5 bathrooms, a walk-out basement, and a west-facing backyard, ideal for growing families. The main floor presents a bright open layout with 9' ceilings, large windows, engineered hardwood flooring, and an electric fireplace that anchors the living space. The kitchen is well appointed with quartz countertops and a convenient walk-through pantry. Upstairs, you'll find a central loft, upper-level laundry, and a spacious primary suite complete with a walk-in closet and a 5-piece ensuite featuring double vanities, a soaker tub, and separate shower. Additional highlights include 8' interior doors on the main level, a built-in bench at the entry, and a 20' x 21' attached garage. Located just blocks from RancheView K&dash;8 School, with St. Timothy High School nearby and future community amenities within walking distance. Quick access to the mountains (approx. 40&dash;45 mins), Calgary (approx. 30 mins), and the airport.