



**3 Sundown Crescent
Cochrane, Alberta**

MLS # A2301482



\$850,000

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|------------------|---|---------------|------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,612 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, In Garage Electric | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Smart Home, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this beautifully upgraded 2,612 sq ft corner-lot home in the sought-after community of Sunset Ridge, offering the perfect blend of comfort, functionality, and modern design. Ideally located just steps from parks, walking paths, and schools, this home also backs directly onto a pathway with no neighbours behind—providing added privacy and a true outdoor lifestyle. The main floor is highlighted by Jayman’s signature “Glass Wall” upgrade, featuring an expansive sliding glass door flanked by two oversized windows that flood the living space with natural light and create a seamless connection to the backyard. The open-concept layout is ideal for both everyday living and entertaining, anchored by a massive kitchen island that serves as the heart of the home. A dedicated main floor office offers the perfect work-from-home setup. Upstairs, you’ll find oversized bedrooms and generous living space throughout, while the raised basement ceiling offers incredible potential for future development with a bright, open feel rarely found at this level. This home is loaded with thoughtful upgrades, including triple pane windows for year-round efficiency and comfort, central air conditioning, smart dimmable switches throughout, and an oversized garage (extended by 2 feet) complete with a 240V plug for electric vehicle charging. Step outside to your private oversized backyard retreat, featuring a professionally installed Suncoast Enclosures louvered pergola—perfect for enjoying sunny afternoons or relaxing evenings in any weather. With mountain views to the west and located in one of Cochrane’s most family-friendly neighbourhoods, this is a rare opportunity to own a move-in-ready home with premium features, exceptional outdoor space, and unbeatable proximity to amenities.