



**55 Sundown Crescent  
Cochrane, Alberta**

**MLS # A2304597**



**\$849,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Street Lighting, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Other Equipment: All Lighting Fixtures Attached, Window Coverings, 6 x Solar Panels, WiFi Light Switches, Air Conditioning, Hot Water On Demand, Suncoast Retractable Screens, Gemstone LED outdoor lighting

— OPEN HOUSE SATURDAY, APRIL 25 FROM 1—3 PM — Built in 2021 and located in the highly desirable community of Sunset Ridge, this beautifully upgraded two storey home sits on an extra wide lot backing onto green space and a walking path, a rare find offering privacy, views, and exceptional outdoor living. MAIN FLOOR — BRIGHT, FUNCTIONAL & DESIGNED FOR LIVING Step inside to a warm, inviting layout perfect for both everyday living and entertaining. The stylish U shaped kitchen features: • Quartz countertops throughout • Premium KitchenAid appliance package • Gas cook-top, built in oven and microwave • Abundant cabinetry and prep space The cozy living features: • Gas fireplace, mantle with neutral tiling Smart home WiFi controlled lighting adds modern convenience and customizable ambiance across the main floor. The oversized front attached garage is a standout feature, professionally finished with durable epoxy flooring and a gas line roughed in for a future heater, making it ideal for Alberta winters. UPPER LEVEL — YOUR PRIVATE RETREAT The upper floor offers a spacious bonus room, perfect for movie nights, a play area, or a quiet home office. The elegant primary suite includes: • Quartz countertops • His and hers walk in closets • Dual vanity with a dedicated makeup area • Soaker tub with tile surround and dedicated shower area Two additional bedrooms, a beautifully finished main bathroom with a undermount sink, and a full laundry room with washer & dryer completes this level. FULLY DEVELOPED WALKOUT BASEMENT The fully finished walkout level expands your living space with: • A bright fourth bedroom • Its own dedicated walk in closet ENERGY EFFICIENCY & SMART UPGRADES This home is loaded with premium

upgrades that enhance comfort, efficiency, and long term value: • Hot water on demand • Air conditioning • Dual stage furnace • 6 solar panels for energy savings • 240V outlet for an electric vehicle charger • Gemstone LED outdoor lighting

**OUTDOOR LIVING – NEXT LEVEL** Enjoy year round comfort on the Suncoast retractable screened in porch, complete with remote controlled motorized screens, perfect for relaxing or entertaining while staying protected from the elements. Convenient side stairs lead to the backyard for easy access. With its modern upgrades, energy efficient features, and exceptional lot backing onto green space, this Sunset Ridge home delivers the perfect blend of comfort, style, and lifestyle. A truly rare opportunity in one of Cochrane’s most sought after communities.