



GRASSROOTS
REALTY GROUP

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**144 Sundown Crescent
Cochrane, Alberta**

MLS # A2189592



\$699,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,081 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Flag Lot, Rectangular Lot		

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

Inclusions: NONE

Excellent Value! 2,081 Square Feet…A Brand New Built Home by Douglas Homes Master Builder. Featuring the Montenegro 4 Model with a South Facing Backyard, just minutes away from the future community centre and another school. This Bright and Beautiful 3 Bedroom home is truly a rare find in this market. Lots of Upgrades just waiting for you and your family. Open Layout with 9' ceilings on the Main Floor, Large Windows, Beautiful Hardwood on the Main Floor, Bright Spacious Dining Area, Beautiful Builder's Grade Appliance Package, Gorgeous Quartz Counter Tops through out, Stylishly Warm and Cozy Electric Fireplace, Deluxe Primary Ensuite With a Large Walk-in-Walk-Through Closet to the Laundry Room. To complete, there is a large Flex Room on the main with two 8 foot doors, just Perfect for those working from home. This floor plan is one of our Most Popular model in Sunset Ridge. If you are looking to find that Perfect Fit home for your growing family. This is Beautiful and Elegant is the one! Book your viewing today. Hurry. Pictures from our Montenegro 4 Model Showhome. 144 Sundown Crescent - has a slightly different interior finishing package than as shown in the pictures presented here. …(Note to fellow agents: Please read the private remarks.)