

## 92 Sundown Crescent Cochrane, Alberta

**MLS # A2228997**



# \$709,900

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,071 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<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, Unfinished	<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, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Large West-Facing Bonus Room!! This Gem Offers an Exceptional Value!! Brand new built home by Douglas Homes Master Builder. Featuring the popular Silverton Model with a west-facing front. This spacious and bright 3-bedroom home comes with a large west-facing bonus room and offers exceptional value for your family in today's market — packed with upgrades and ready for you to move in. \*\*\* Main floor features include: | Open layout with 9' ceilings | 8-foot interior doors throughout the main floor | Beautiful engineered hardwood flooring | Bright and spacious dining area | Stylish electric fireplace | Gorgeous quartz countertops throughout | Builder's grade appliance package included \*\*\* Upstairs you'll find a generous primary suite with: | Double sinks | A soaker tub | A large walk-in closet This floor plan continues to be one of our most popular models in Sunset Ridge — a perfect fit for growing families. \*\*\* And if you do have a young family — RancheView K&8 School is just a few blocks away, St. Timothy High School is located at the south end of the community. The upcoming community centre and third school are expected to be just a short walk away once completed \*\*\* Want to get out of town? You're about 40&45 minutes from the mountains via a scenic drive. Just 30 minutes to the City of Calgary and your nearest Costco. Around 45 minutes to the Calgary International Airport \*\*\* Please Note: Interior photos shown are from our Silverton Model Showhome. This home may have a slightly different interior finishing package than the images presented here. (Attention fellow agents: Please refer to private remarks.)