

**131 Sundown Crescent  
Cochrane, Alberta**

**MLS # A2319559**



**\$1,049,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,041 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

**THIS IS THE ONE.** A brand-new 4-bedroom, 4-bathroom walkout home delivering 3,056 sq. ft. of thoughtfully designed living space across two levels, plus an undeveloped basement with a separate rear entrance for added privacy and flexibility. Step through the covered front porch into a defined foyer wrapped in feature wall panelling, and feel the volume immediately. The open-to-above family room floods the main floor with natural light and is anchored by a built-in gas fireplace. The 1,450 sq. ft. main level features 9' ceilings with 8' doors as standard, a spacious kitchen with an oversized island, flush eating bar, and drop ceiling detail, a 30" gas cooktop, 36" fridge and freezer, and a walk-through pantry with MDF shelving, plus a SEPARATE SPICE KITCHEN for true cooking convenience. A dining area with elegant bulkhead design, a multi-purpose flex room, a 3-piece bathroom with glass-enclosed shower, and a functional mudroom off the garage with built-in bench and storage hooks complete the level. Upstairs, 1,606 sq. ft. holds 4 bedrooms, 3 bathrooms, and a central bonus room. The perfect family retreat. The primary suite features a tray ceiling, walk-in closet, and a spa-style ensuite with freestanding tub, double vanity, and rain head shower, while tray ceiling details continue into the bonus room and a dedicated laundry room offers a stainless steel sink and wire shelving. Outside, this desirable walkout lot delivers a spacious deck and covered lower patio, framed by fibre cement Hardie siding, smooth panel finishes, high-end MDF built-ins, and a sleek metal overhead garage door with painted finish. Quality construction. Functional design. Ready for the way your family actually lives.