

# \$684,900 - 92 Sundown Crescent, Cochrane

MLS® #A2228997

**\$684,900**

3 Bedroom, 3.00 Bathroom, 2,071 sqft

Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

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.)

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228997    |
| Price          | \$684,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,071       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 92 Sundown Crescent |
| Subdivision | Sunset Ridge        |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 1Y3             |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |

# of Garages 2

## Interior

Interior Features Closet Organizers, Double V  
Quartz Counters, Recessed  
Closet(s)

Appliances Dishwasher, Gas Range, Mic

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features Lighting

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 11th, 2025

Days on Market 130

Zoning R1

HOA Fees 153

HOA Fees Freq. ANN

## Listing Details

Listing Office MaxWell Canyon Creek

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