\$709,900 - 96 Sundown Crescent, Cochrane

MLS® #A2196925

\$709,900

3 Bedroom, 3.00 Bathroom, 2,087 sqft Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Rare Findâ€lDiscover exceptional value in this stunning 2,087 SF(RMS Size) residence, meticulously crafted by the esteemed Douglas Homes Master Builder.

Introducing the sought after Mount Rundle Model, featuring a sun-kissed west front exposureâ€ljust across the street from a walking/bike path and minutes from the future community centre.

This radiant and extraordinary 3-bedroom home is a true gem in today's market, brimming with upgrades tailored for you and your family.

The open-concept main floor boasts 9' ceilings, expansive windows, and elegant engineered hardwood flooring, creating an airy and inviting atmosphere.

The sun-drenched dining area leads to a gorgeous kitchen, complete with a premium builder's grade appliance package, an impressive quartz island, and matching quartz countertops in the ensuite and hallway bathroom.

The stylish electric fireplace in the great room adds warmth and charm to the heart of the home.

Experience unparalleled luxury in the deluxe primary bedroom, featuring a lavish 5-piece





ensuite with his-and-her closets and matching sinks.

The grand entrance and front foyer is spacious while the stairs to the upper floor is adorned with exquisite wrought iron railings and a bright, roomy loft.

The versatile flex room on the main level, complete with two 8-foot doors, is perfect for working from home or pursuing hobbies.

This sought-after floor plan in Sunset Ridge has been designed with your growing family in mind.

Rancheview K-8 School is just a few blocks away and the St. Timothy High School is at the south end of Sunset Ridge, just a few minutes drive away. The future community centre and a third school, once done, will only be a short walking distance.

Escaping into the mountains is about 40-45 minutes away on the scenic road. Driving back to the City of Calgary is only about 30 minutes and to your nearest Costco as well and around 45 minutes to the airport.

Embrace elegance and sophistication in this remarkable home â€" schedule your viewing today and seize this extraordinary opportunity. Don't miss out! *** Pictures from our Mount Rundle Model Showhome... 96 Sundown Crescent listing has a slightly different exterior & interior finishing package and layout than as shown in the pictures presented here.(Attention fellow agents: Please read the private remarks.)

Built in 2025

Essential Information

MLS®# A2196925 Price \$709,900

Bedrooms 3

3.00 Bathrooms

Full Baths 2

Half Baths 1

Square Footage 2,087 Acres 0.10

Year Built 2025

Type Residential Detached Sub-Type Style 2 Storey Status Active



Address 96 Sundown Crescent

Subdivision Sunset Ridge

City Cochrane

County **Rocky View County**

Province Alberta T4C 1Y3 Postal Code

Amenities

Amenities None

Parking Spaces 4

Parking **Double Garage Attached**

of Garages 2

Interior

Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Walk-In Interior Features

Closet(s)

Appliances Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator

Forced Air Heating

Cooling None Yes Fireplace 1

of Fireplaces

Electric Fireplaces

Has Basement Yes

Basement Full, Unfinished



Exterior

Exterior Features Lighting

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 25th, 2025

Days on Market 44

Zoning R1

HOA Fees 153

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Canyon Creek

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