

# \$949,900 - 47 Sundown Crescent, Cochrane

MLS® #A2205810

**\$949,900**

3 Bedroom, 3.00 Bathroom, 2,411 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Find your ideal home in the highly sought-after Sunset Ridge community! Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes. Introducing "The Shelby" model. This beautiful, newly built, 2-storey walkout home backs onto a walking path connecting the community to downtown and Bow River. The west-facing backyard is perfect for enjoying the long summer nights from your deck. The open-concept main floor is bright and airy, large windows bringing in natural light, and beautiful finishes throughout. The kitchen is incredible, complete with quartz counters, lovely cabinetry, a spacious island with a breakfast bar and a walk-through pantry. Upstairs, enjoy a spacious bonus room, a laundry room and an incredible primary bedroom with breathtaking views. The ensuite includes a double vanity with quartz counters, a soaker tub, a tiled shower, and a walk-in closet with built-in shelving. The lower level is ready for your final touches.



Built in 2025

## Essential Information

MLS® #	A2205810
Price	\$949,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,411
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	47 Sundown Crescent
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	None
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Lot Description	Backs on to Park/Green Space, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	22
Zoning	R-1
HOA Fees	140
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	The Real Estate District
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