

# \$925,000 - 63 Sundown Crescent, Cochrane

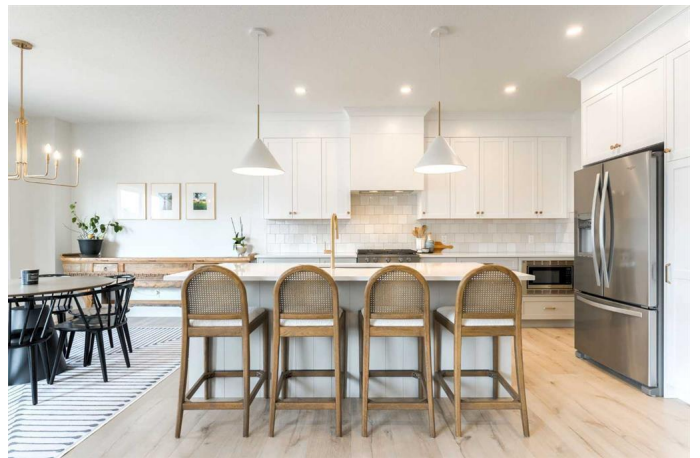
MLS® #A2189014

**\$925,000**

4 Bedroom, 4.00 Bathroom, 2,412 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Discover your dream home in the sought-after community of Sunset Ridge! This stunning newly constructed FULLY FINISHED, WALKOUT home backs onto scenic WALKING PATHS and features a WEST-FACING BACKYARD, perfect for soaking in breathtaking sunsets from the back deck. The OPEN-CONCEPT main floor boasts a bright and airy feel with a light colour palette, expansive windows with AUTOMATIC BLINDS, and elegant finishes throughout. The kitchen is a chef's delight with ample cabinetry, a LARGE ISLAND with a BREAKFAST BAR, QUARTZ COUNTERTOPS, and a WALK-THRU PANTRY complete with BUILT-IN SHELVES. The main floor counter space also offers a COFFEE BAR perfect for entertaining guests and, leads to a functional MUDROOM with BUILT-IN BENCHES. Upstairs, you'll find a spacious BONUS ROOM with soaring VAULTED CEILINGS, a well-appointed LAUNDRY ROOM with built-in cabinetry and counter space. The luxurious primary bedroom features the opportunity to wake up to MOUNTAIN VIEWS as you can view them right from your bed, a 5-piece ensuite with a DOUBLE VANITY, QUARTZ COUNTERS, a SOAKER TUB, a tiled shower, as well as a WALK-IN CLOSET with BUILT-IN SHELVING. The FULLY FINISHED WALKOUT BASEMENT adds even more living space, complete with a WET BAR, BAR FRIDGE, a 3-piece bathroom, a fourth bedroom and a



SAUNA to enjoy and relax in, after a long day. Don't forget about the AIR CONDITIONING this home is equipped with to keep you cool in the summer months. Step outside to enjoy the beautifully landscaped backyard from the AGGREGATE PATIO overlooking the pathways. This home is the perfect blend of luxury, comfort, and convenience and is meticulously well keptâ€”donâ€™t miss your chance to make it yours!

Built in 2022

### Essential Information

MLS® #	A2189014
Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,412
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	63 Sundown Crescent
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T2

### Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Breakfast Bar, Double Vanity, Sauna
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped
Roof	Asphalt
Construction	Wood Frame, Cement Fiber Board, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	January 29th, 2025
Days on Market	44
Zoning	R-LD
HOA Fees	140
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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