

# **\$709,900 - 92 Sundown Crescent, Cochrane**

MLS® #A2228997

**\$709,900**

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	\$709,900
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 23

Zoning R1

HOA Fees 153

HOA Fees Freq. ANN

## Listing Details

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.