

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

MLS® #A2205810

**\$949,900**

3 Bedroom, 3.00 Bathroom, 2,307 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. A flex space can be used as a little office or to tuck away toys ;) 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 | 2,307       |
| 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        | Electric                                                                                      |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished, Walk-Out                                                                    |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | None                                                       |
| 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 | 69              |
| Zoning         | R-1             |
| HOA Fees       | 140             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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