

# \$769,900 - 91 Sundown Crescent, Cochrane

MLS® #A2228402

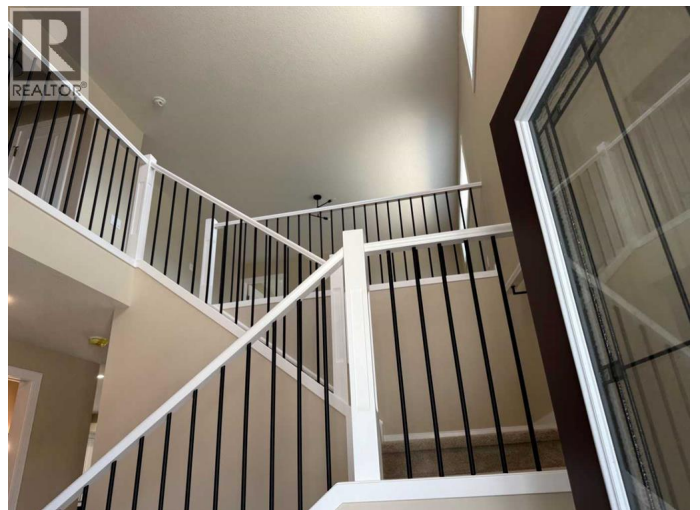
**\$769,900**

3 Bedroom, 3.00 Bathroom, 2,114 sqft

Single Family on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Discover exceptional value in this stunning 2,114 SF(RMS Size) residence, meticulously crafted by the esteemed Douglas HomesMaster Builder. Introducing the Montenegro 4 Model, featuring a sun-kissed west facing backyardâ€”the Walk-out basement backs onto a walking/bikepath. 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 and a spacious walk-in closet that seamlessly connects to the laundry room. The grand entrance and front foyer reveal the breathtaking upper floor, adorned with exquisitely 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. Ranchview 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 communitycentre 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 scenicroad. 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. Embraceelegance and sophistication in this remarkable home “ schedule your viewing today and seize this extraordinary opportunity. Don't miss out! \*\*\*Pictures from our Montenegro 4 Model Showhome... 91 Sundown Crescent listing has a slightly different exterior & interior finishing package andlayout than as shown in the pictures presented here.(Attention fellow agents: Please read the private remarks.) (id:6289)

Built in 2025

Essential Information

Listing #	A2228402
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,114
Acres	0.10
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	91 Sundown Crescent
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C1Y3

## Amenities

Amenities	Playground, Schools
Features	Closet Organizers
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

## Exterior

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	MaxWell Canyon Creek
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Listing information last updated on October 14th, 2025 at 11:16pm PDT