

# \$709,900 - 140 Sundown Crescent, Cochrane

MLS® #A2204804

**\$709,900**

3 Bedroom, 3.00 Bathroom, 2,091 sqft  
Residential on 0.10 Acres

Sunset Ridge, Cochrane, Alberta

Excellent Value and a Rare Find!

Discover exceptional value in this stunning 2,091 sq. ft. residence, meticulously crafted by the highly regarded Douglas Homes Master Builder.

Introducing The Silverton Model—a sun-filled home with west exposure along the side and a south-facing backyard, just a stone's throw from the future community center.

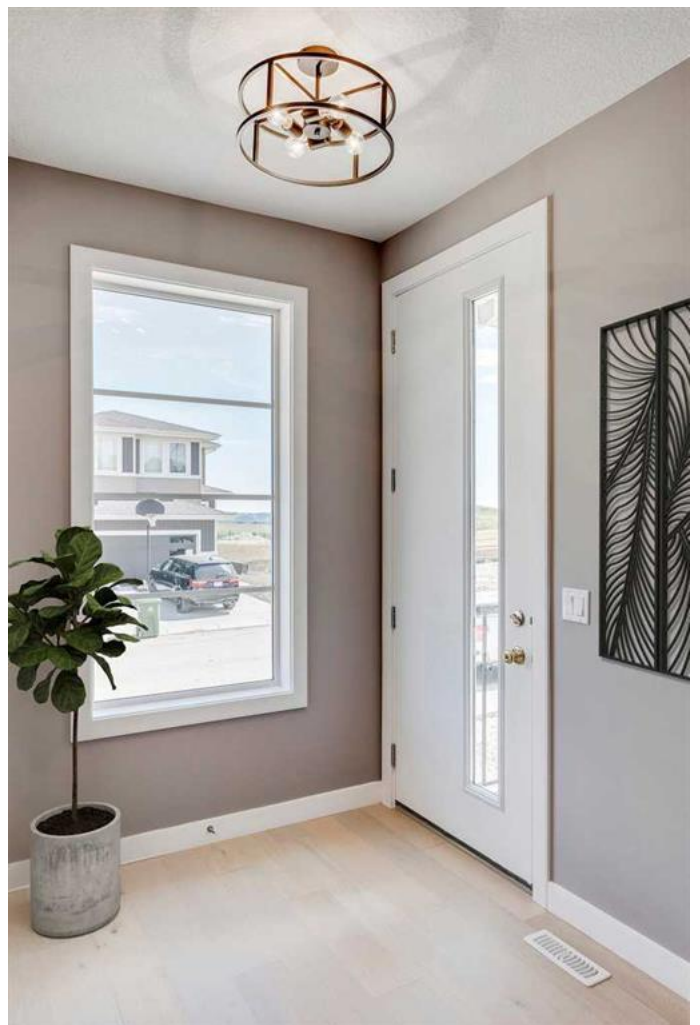
A quick heads-up: this home is incredibly bright and sunny!

This radiant and thoughtfully designed 3-bedroom home is a standout in today's market, loaded with upgrades tailored for your modern lifestyle.

The open-concept main floor features soaring 9' ceilings, expansive windows, and elegant engineered hardwood flooring, creating a spacious and inviting atmosphere.

A sun-drenched dining area flows seamlessly into the beautifully appointed kitchen, complete with a premium builder-grade appliance package, an impressive quartz island, and matching quartz countertops in both the ensuite and main upstairs bathroom.

The great room centers around a stylish electric fireplace, adding warmth and character



to the heart of the home.

Retreat to the deluxe primary bedroom, featuring a luxurious 5-piece ensuite and a generous walk-in closetâ€”your personal sanctuary.

The front entrance is grand and welcoming, leading to a beautiful staircase accented with wrought-iron railings that take you up to a bright and spacious loftâ€”perfect as a home office, media area, or playroom.

If you're raising a family...?RancheView K-8 School is just a few blocks away, while St. Timothy High School is conveniently located at the south end of Sunset Ridgeâ€”only a short drive. The future community centre and a planned third school will soon be within easy walking distance.

Weekend getaways? Youâ€™re about 40â€”45 minutes from the majestic mountains via a scenic drive. Downtown Calgary is only 30 minutes away, and the nearest Costco is around the same. Calgary International Airport? Approximately 45 minutes door to door.

If you're searching for that Perfect Fit home for your growing family, this beautiful and elegant home checks all the boxes.

But donâ€™t delay...?A brand new corner-lot home like thisâ€”at this priceâ€”wonâ€™t last long.?

Act fast and book your viewing today!

Note: Photos are from our Silverton Model Showhome. 144 Sundown Crescent has a slightly different interior finish package than shown.

(Note to fellow agents: Please refer to the

private remarks.)

Pictures from our Silverton Model Showhome.  
144 Sundown Crescent - has a slightly  
different interior finishing package than as  
shown in the pictures presented here.  
(Note to fellow agents: Please read the  
private remarks.)



Built in 2025

### Essential Information

MLS® #	A2204804
Price	\$709,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,091
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Sundown Crescent
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1Y3

### Amenities

Amenities	Playground
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Electric Stove, Gas Range, Microwave, Range Hood, Refrigerator
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	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 22nd, 2025
Days on Market	8
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.