



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**91 SUNDOWN Crescent, Cochrane T4C 1Y3**

MLS®#: **A2183512**      Area: **Sunset Ridge**      Listing **12/21/24**      List Price: **\$799,900**  
 Status: **Active**      County: **Rocky View County**      Date:      Change: **+\$70k, 09-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,114**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,217 sqft**      Ttl Sqft: **2,114**  
 Lot Shape:

DOM

**63**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Front Yard,Sloped Down**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 14`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`5"</b>	<b>Loft</b>	<b>Upper</b>	<b>14`1" x 13`6"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Nook</b>	<b>Main</b>	<b>10`0" x 9`3"</b>	<b>Great Room</b>	<b>Main</b>	<b>13`0" x 14`9"</b>
<b>Office</b>	<b>Main</b>	<b>8`11" x 10`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 13`10"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**2312476**

Remarks

Pub Rmks:

**Discover exceptional value in this stunning 2,114 SF(RMS Size) residence, meticulously crafted by the esteemed Douglas Homes Master Builder. Introducing the Montenegro 4 Model, featuring a sun-kissed west facing backyard...the Walk-out basement backs onto a walking/bike path. 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 exquisite 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. Rancheview 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 community centre 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 scenic road. 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. Embrace elegance 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 and layout than as shown in the pictures presented here.(Attention fellow agents: Please read the private remarks.)**

Inclusions:  
Property Listed By:

**None**  
**MaxWell Canyon Creek**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







