



THE
A-TEAM

**RE/MAX
FIRST**

104 SUNDOWN Crescent, Cochrane T4C 0H4

MLS® #: **A2184736**

Area: **Sunset Ridge**

Listing Date: **12/31/24**

List Price: **\$660,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2025**
Lot Information
Lot Sz Ar: **1 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,868**
Low Sqft:
Ttl Sqft: **1,868**

DOM

22
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`2" x 14`10"	Dining Room	Main	11`11" x 10`0"
Kitchen	Main	11`11" x 12`11"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	12`7" x 12`9"	Office	Upper	10`4" x 7`6"
Bonus Room	Upper	10`7" x 11`6"	Bedroom	Upper	10`2" x 10`2"
Bedroom	Upper	10`4" x 11`5"	4pc Ensuite bath	Upper	0`0" x 0`0"
Laundry	Upper		3pc Bathroom	Upper	

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Under Construction visit Open House for more information at Greystone showhome - 498 River Ave, Cochrane - Jan. 23rd 3:30-5:30, Jan. 24th 1-5:30pm, Jan. 25th 12-5pm, Jan. 26th 12-5pm, Jan. 27th 1-3pm and Jan. 28th 1-3pm ** Welcome to The Willow by Rohit! This stunning home offers an open-concept living space designed for modern living. The spacious living room that seamlessly flows into the kitchen and dining area—perfect for entertaining or everyday family life. The kitchen features a walk-through pantry for easy access and additional storage. The double attached garage provides convenience and direct entry into the home through the mudroom. Upstairs, you'll find the luxurious primary bedroom, offering a peaceful retreat. Just down the hall, there's a versatile office space, ideal for working from home. The upper floor also includes a spacious laundry room, plus two additional bedrooms, perfect for family or guests. The unfinished basement presents an excellent opportunity to customize the space to your liking, whether you envision a home gym, theater room, or additional living area. Experience the perfect blend of style, function, and comfort in The Willow—your new dream home!**

Inclusions:
Property Listed By: **None**
eXp Realty

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









