

\$949,900 - 47 Sundown Crescent, Cochrane

MLS® #A2205810

\$949,900

3 Bedroom, 3.00 Bathroom, 2,411 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. 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 | 2,411 |
| 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 | Gas |
| 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 | 25 |
| Zoning | R-1 |
| HOA Fees | 140 |
| HOA Fees Freq. | ANN |

Listing Details

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

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