

# \$699,900 - 144 Sundown Crescent, Cochrane

MLS® #A2189592

**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,081 sqft  
Residential on 0.08 Acres

Sunset Ridge, Cochrane, Alberta

Excellent Value! 2,081 Square Feet  
Brand New Built Home by Douglas Homes  
Master Builder.

Featuring the Montenegro 4 Model with a  
South Facing Backyard, just minutes away  
from the future community centre and another  
school.

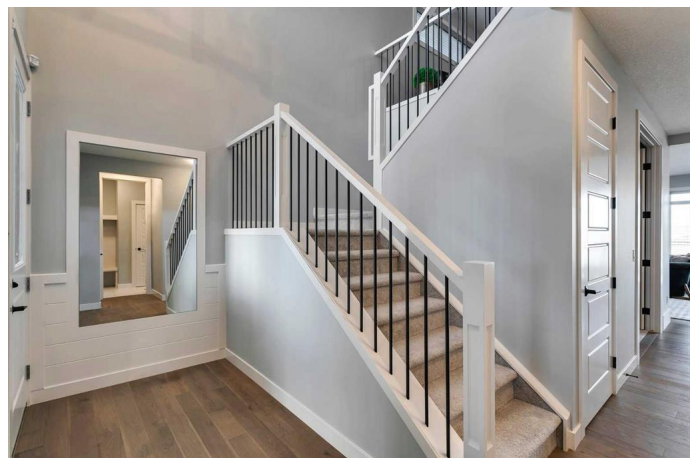
This Bright and Beautiful 3 Bedroom home is  
truly a rare find in this market.

Lots of Upgrades just waiting for you and your  
family.

Open Layout with 9' ceilings on the Main Floor,  
Large Windows, Beautiful Hardwood on the  
Main Floor, Bright Spacious Dining Area,  
Beautiful Builder's Grade Appliance Package,  
Gorgeous Quartz Counter Tops through out,  
Stylishly Warm and Cozy Electric Fireplace,  
Deluxe Primary Ensuite With a Large  
Walk-in-Walk-Through Closet to the Laundry  
Room.

To complete, there is a large Flex Room on  
the main with two 8 foot doors, just Perfect for  
those working from home.

This floor plan is one of our Most Popular  
model in Sunset Ridge. If you are looking to  
find that Perfect Fit home for your growing  
family. This is Beautiful and Elegant is the  
one! Book your viewing today. Hurry.



Pictures from our Montenegro 4 Model Showhome. 144 Sundown Crescent - has a slightly different interior finishing package than as shown in the pictures presented here.  
â€(Note to fellow agents: Please read the private remarks.)

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189592    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,081       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 144 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, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, 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   | Rectangular Lot, Flag Lot |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 64                 |
| Zoning         | R1                 |
| HOA Fees       | 153                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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