

# \$640,000 - 108 Sundown Crescent, Cochrane

MLS® #A2209310

**\$640,000**

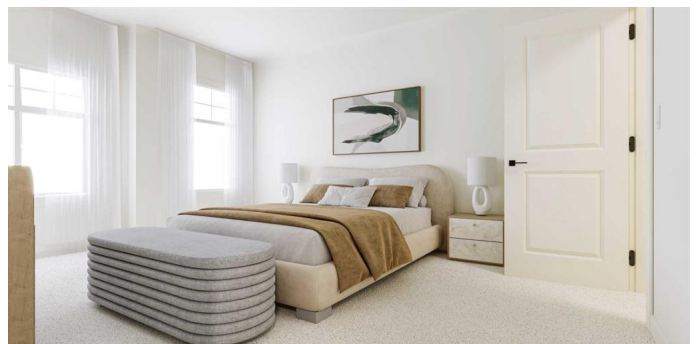
3 Bedroom, 3.00 Bathroom, 1,726 sqft

Residential on 0.12 Acres

Sunset Ridge, Cochrane, Alberta

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - Apr. 17th 3:30-5:30pm, Apr. 19th 1-4pm, Apr. 20th 1-4pm and Apr. 21st 12-4pm \*\*** Welcome to the pinnacle of contemporary living in the Dallas Model, a 1726 sqft haven with 3 bedrooms and 2.5 baths. The open-concept main floor bathes in natural light, featuring 9-foot ceilings and expansive triple-pane windows that illuminate the gourmet kitchen's sleek quartz countertops. Convenience meets style with a walkthrough pantry, and the double attached garage ensures direct access to this modern retreat. The home features a separate side entrance to basement for added convenience. Welcome to the Dallas Model—where thoughtful design creates a truly exceptional place to call home.

Built in 2025



## Essential Information

MLS® #	A2209310
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,726
Acres	0.12
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	108 Sundown Crescent
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0H4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Microwave Hood Fan, Oven, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Private, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	12
Zoning	TBD

Listing Details

Listing Office                    eXp Realty

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.