

# \$685,000 - 104 Sundown Crescent, Cochrane

MLS® #A2209308

**\$685,000**

3 Bedroom, 3.00 Bathroom, 1,868 sqft

Residential on 0.12 Acres

Sunset Ridge, Cochrane, Alberta

**\*\* Open House at Greystone showhome - 498 River Ave, Cochrane - May 9th 2-5pm, May 10th 12-4pm, May 11th 1-3:30pm and May 13th 2:30-5:30pm \*\*** 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 areaâ€”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, thereâ€™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 Willowâ€”your new dream home!

Built in 2025

## Essential Information

MLS® # A2209308

Price \$685,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,868       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 Sundown Crescent |
| Subdivision | Sunset Ridge         |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C0H4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Playground      |
| 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        | Dishwasher, Dryer, Electric Stove, Microwave, Oven, Refrigerator, Washer                                     |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Other     |
| Lot Description   | Back Yard |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt            |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 32              |
| Zoning         | TBD             |
| HOA Fees       | 140             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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