

# **\$875,000 - 24 Sunvalley View, Cochrane**

MLS® #A2183387

**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,279 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your dream home! This brand-new build in Pinnacle Estates at Sunset Ridge offers luxury and functionality, designed to impress. The main floor features stunning **HARDWOOD FLOORING**, soaring 9' **CEILINGS**, and 8' **DOORS** throughout. The chef's kitchen boasts custom **CABINETRY**, **QUARTZ COUNTERTOPS** with **DOUBLE WATERFALL FEATURES**, a 30" gas cooktop, built-in wall oven and microwave, a 36" fridge-freezer, and a dishwasher. A 6" **DROP CEILING** crowns the **ISLAND** with a **FLUSHED EATING BAR**. The **WALK-THROUGH PANTRY** with **MDF SHELVEING** leads to the **OPEN-TO-ABOVE FOYER**, connecting to both the double attached garage and the **MUDROOM** with **BUILT-IN BENCH** and **HOOKS**. Relax in the family room with a **BUILT-IN GAS FIREPLACE** or work in the **FLEX ROOM** with **BARN DOOR ACCENTS**. Step outside to enjoy the **LARGE DECK** with a **gas BBQ HOOKUP**, perfect for entertaining. A stylish 2pc bathroom completes this level. Upstairs, a large **BONUS ROOM** with a **VAULTED CEILING** offers ample space for relaxing or a movie night. Escape to your luxurious master suite with a **TRAY CEILING**, **WALK-IN CLOSET**, and spa-like ensuite featuring a **DOUBLE VANITY**, **JETTED TUB**, and **GLASS-ENCLOSED SHOWER**. Two additional bedrooms, a 4pc guest bathroom and a laundry room with a sink and cabinetry add to the convenience of the upper flooring living space. The **FULLY FINISHED**



basement, including a separate entrance, feature 9' CEILINGS, two large bedrooms, a 4pc bathroom, and a family room with a WET BAR, perfect for an evening with friends to watch the game. This stunning home combines modern design, premium finishes, and thoughtful details. Make it yours today!

Built in 2024

**Essential Information**

MLS® #	A2183387
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,279
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	24 Sunvalley View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Vaulted Ceiling(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 13th, 2024
Days on Market	163
Zoning	CR-2

## Listing Details

Listing Office	eXp Realty
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