

\$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 SHELVING** 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), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
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	186
Zoning	CR-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.