

\$849,000 - 20 Sunvalley View, Cochrane

MLS® #A2240523

\$849,000

5 Bedroom, 4.00 Bathroom, 2,275 sqft
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Step inside a home where elevated design meets everyday functionality—welcome to Pinnacle Estates at Sunset Ridge, where luxury living has been thoughtfully reimagined.

From the moment you enter, this brand-new residence makes a bold, architectural statement. Rich hardwood flooring underfoot and 9-foot ceilings paired with 8-foot doors create a sense of airy grandeur, setting the stage for an effortlessly elegant lifestyle. The foyer, dramatically open to above, offers a striking first impression, seamlessly connecting to a mudroom accented by built-in bench seating and tailored storage solutions—both practical and beautiful.

In the heart of the home, the chef's™ kitchen is a triumph of modern design. Custom full-height cabinetry, double waterfall quartz countertops, and a dramatic 6" drop ceiling over a sleek island with flushed eating bar define the space with clean lines and visual depth. Premium appliances—a 30" gas cooktop, built-in wall oven and microwave, 36" fridge-freezer, and 24" dishwasher—combine professional-grade performance with minimalist aesthetics. A discreet walk-through pantry with MDF shelving ensures the kitchen's™ clutter-free elegance remains untouched.

Just beyond, the family room invites warm conversation and quiet evenings alike, with a



built-in gas fireplace that anchors the space in comfort. A versatile flex room—enhanced by barn door accents—offers the perfect creative escape or stylish home office. Step outside onto a spacious deck, complete with gas BBQ hookup, where al fresco entertaining becomes effortless.

Upstairs, the mood shifts to relaxation. A bonus room with tray ceiling and feature wall provides a cozy retreat for movie nights or quiet lounging. The primary suite is a private sanctuary: adorned with a tray ceiling, it flows into a custom walk-in closet and a spa-like ensuite featuring a double vanity, jetted tub, and glass-enclosed shower—a haven of tranquility after a long day. Two additional bedrooms and a chic 4-piece bath share the upper level, while a dedicated laundry room with sink, cabinetry, and quartz counters speaks to refined practicality.

The fully finished lower level adds even more versatility, with a separate entrance, 9' ceilings, two spacious bedrooms, a 4-piece bathroom, and a family room with wet bar—ideal for entertaining, hosting guests, or creating the ultimate game-day lounge.

This is more than a home—it's a curated lifestyle. Where meticulous craftsmanship meets thoughtful design, and where every square foot tells a story of modern elegance

Built in 2024

Essential Information

| | |
|------------|-----------|
| MLS® # | A2240523 |
| Price | \$849,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |

| | |
|----------------|-------------|
| Half Baths | 1 |
| Square Footage | 2,275 |
| Acres | 0.09 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 20 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 |
| Appliances | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Built-In Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard |

| | |
|--------------|--|
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 13 |
| Zoning | R-LD |

Listing Details

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

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