

\$899,900 - 24 Sunvalley View, Cochrane

MLS® #A2183387

\$899,900

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 | \$899,900 |
| 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, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Built-in Features, Tray Ceiling(s) |
| Appliances | Dishwasher, Gas Cooktop, Microwave, Range Hood, Built-In Refrigerator, Built-In Oven |
| 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 | Wood Frame, Cement Fiber Board, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 13th, 2024 |
| Days on Market | 139 |
| Zoning | CR-2 |

Listing Details

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

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