

# \$899,900 - 20 Sunvalley View, Cochrane

MLS® #A2183375

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,276 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' **CEILING**s, and 8' **DOORS** throughout. The chef's kitchen boasts custom **FULL-HEIGHT CABINETRY**, **QUARTZ COUNTERTOPS** with **DOUBLE WATERFALL** features, a 30" gas cooktop, built-in wall oven and microwave, a 36" fridge-freezer, and a 24" dishwasher. A 6" **DROP CEILING** crowns the **ISLAND** with a **FLUSHED EATING BAR**. The **WALK-THROUGH PANTRY** with **MDF SHELVING** leads to a **MUDROOM** with **BUILT-IN BENCH** and **HOOKS**, connecting the double attached garage and the **OPEN-TO-ABOVE FOYER**. 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 **TRAY CEILING** and **FEATURE WALL** offer 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 including a **QUARTZ COUNTERTOP** add to



the convenience of the upper flooring living space. The FULLY FINISHED basement, including a separate entrance, features 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® #	A2183375
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,276
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	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Breakfast Bar, Jetted Tub, Tray Ceiling(s), Wet Bar
Appliances	Dishwasher, Microwave, Built-In Refrigerator, Built-In Oven, Gas Cooktop, Range Hood
Heating	Forced Air, Fireplace(s)
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
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	December 13th, 2024
Days on Market	110
Zoning	CR-2

## Listing Details

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

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