

# \$1,365,000 - 25 Sunvalley View, Cochrane

MLS® #A2203361

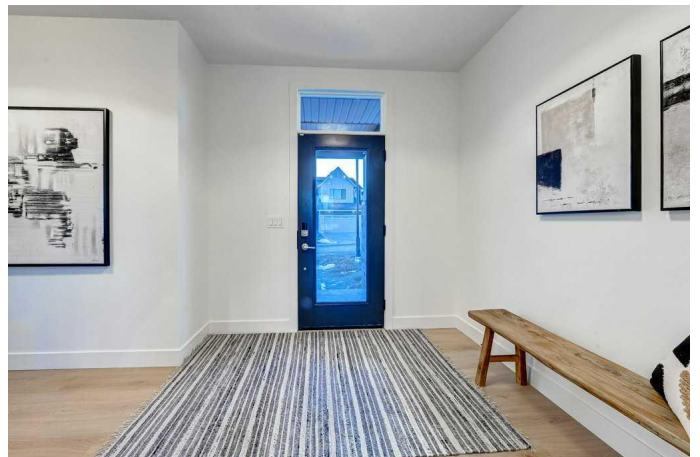
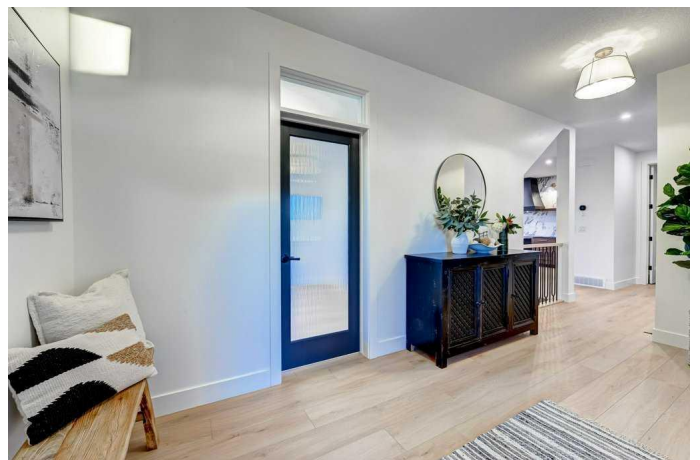
**\$1,365,000**

4 Bedroom, 3.00 Bathroom, 2,878 sqft

Residential on 0.12 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to the prestigious Home for Hope by Castellano Custom Homes, a stunning 2,871 sq. ft. luxury residence situated at 25 Sunvalley View SW in the picturesque Pinnacle Estates, Cochrane, Alberta. This exceptional two-storey home showcases outstanding craftsmanship, superior design, and meticulous attention to detail throughout. The main floor, spanning 1,302 sq. ft., is designed for elegance and comfort, featuring an open family room, spacious kitchen with high-end Jenn-Air and Whirlpool appliances including a 72" Counter-Depth French Door Refrigerator with obsidian interior, a built-in wall oven, electric radiant cooktop, and dishwasher. Adjacent to the kitchen is a generously sized pantry, a convenient mudroom, and a den ideal for a home office. Upstairs, the 1,569 sq. ft. space offers a luxurious primary suite with a spa-like ensuite, three additional bedrooms, and a large bonus room with balcony access, perfect for enjoying breathtaking mountain views. Superior finishes include cultured stone accents, smartboard trim, stucco exterior, and beautifully crafted balconies with aluminium railings. This home is not only a masterpiece of modern living but also contributes to a meaningful cause, with proceeds benefiting the Alberta Children's Hospital and the Stollery Children's Hospital Foundations, supporting life-saving care for Alberta's children. A rare opportunity to own a home that combines luxury, community spirit, and inspiring views. Book



your private viewing today!

Built in 2025

**Essential Information**

MLS® #	A2203361
Price	\$1,365,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,878
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	25 Sunvalley View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X8

**Amenities**

Amenities	Other
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer, Built-In Oven, Electric Cooktop
Heating	Central

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, City Lot, Front Yard, Rectangular Lot, Street Lighting, Views, Greenbelt, Lawn
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	30
Zoning	r-mx
HOA Fees	9999999
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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