

# \$799,900 - 24 Sunvalley View, Cochrane

MLS® #A2253380

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,274 sqft

Single Family on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to a home where style meets substance in perfect harmony. This brand-new residence in Pinnacle Estates at Sunset Ridge offers a masterful blend of luxury, functionality, and thoughtful design—crafted to elevate your everyday living. On the main floor, you™re welcomed by rich hardwood flooring, soaring 9™ ceilings, and 8™ doors that add to the home™s sense of scale and sophistication. At the heart of the home, the chef-inspired kitchen showcases custom cabinetry, quartz countertops with double waterfall edges, and a full suite of premium appliances including a 30™ gas cooktop, built-in wall oven and microwave, 36™ fridge-freezer, and a dishwasher. A 6™ drop ceiling defines the island with a flushed eating bar, making it both a design focal point and a hub for gathering. The walk-through pantry with MDF shelving flows seamlessly into the open-to-above foyer, with direct access to the double attached garage and a smartly designed mudroom complete with built-in bench and hooks. The family room, anchored by a custom gas fireplace, invites comfort and conversation, while a versatile flex room with barn door accents offers the perfect space for a home office, playroom, or creative studio. Outside, a spacious deck with gas BBQ hookup sets the scene for effortless entertaining. Upstairs, a vaulted ceiling in the bonus room enhances the spacious feel, creating a cozy yet dramatic space for relaxing or hosting movie nights. The primary suite is



your private escapeâ€”complete with a tray ceiling, walk-in closet, and a spa-like ensuite featuring a double vanity, jetted soaker tub, and a glass-enclosed shower. Two additional bedrooms share a well-appointed 4-piece bathroom, while a dedicated laundry room with sink and cabinetry adds everyday convenience. The fully finished basement is designed with versatility in mind. With a separate side entrance, 9' ceilings, two large bedrooms, a 4-piece bathroom, and a family room with wet bar, it's the ideal setup for multigenerational living, guests, or game-day entertaining. Every inch of this home has been crafted with attention to detail, blending modern aesthetics with purposeful design. If you're seeking elevated living in one of Cochraneâ€™s most desirable communitiesâ€”this is the one. (id:6289)

Built in 2024

Essential Information

Listing #	A2253380
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,274
Acres	0.09
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	24 Sunvalley View
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C0X8

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Wet bar, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk-up

## Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



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