

\$849,900 - 75 Sunvalley Way, Cochrane

MLS® #A2263493

\$849,900

3 Bedroom, 3.00 Bathroom, 2,230 sqft

Single Family on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this stunning 2200+ sq. foot home in the heart of Pinnacle in Sunset Ridge, Cochrane, where modern design meets natural beauty. Just 45 mins from the majestic Rocky Mountains and 30 mins from downtown Calgary, this home is surrounded by serene ravine and mountain views, offering the perfect balance between peaceful retreat and urban convenience. Built with every detail in mind, the home features a timeless neutral colour palette and large windows that fill each room with natural light. The open-concept great room centers around a cozy fireplace, seamlessly connecting to a spacious dining area and chef inspired kitchen. The kitchen boasts elegant white oak cabinetry with under-cabinet lighting, a large central quartz island ideal for entertaining, and high-end stainless steel KitchenAid appliances, including a gas stove, built in wall oven, and microwave. A Blanco granite sink adds both functionality and style to this beautiful space. Upstairs a central bonus room opens onto a private balcony where you can take in the sweeping views of the ravine and mountains. The primary suite is a tranquil retreat with a soft accent wall and a decorative barn door leading to the luxurious 5-piece ensuite complete with a stand-up shower, freestanding soaker tub, dual vanity, and large walk in closet with custom built in shelving. The upper floor also features a convenient laundry room with washer and dryer, built in sink, and additional cabinetry, as well as 2 spacious



secondary bedrooms designed for comfort and flexibility. Thoughtful details are found throughout the home, including a wide front entrance with built-in bench, a mudroom with organized shoe racks and coat hooks, and balconies at both front and back of the house that offer 360-degree views. Additional conveniences include gas line to the garage, a separate side entrance, and a large back deck with a BBQ gas hookup, perfect for outdoor gatherings. This exceptional property is ideally located near scenic walking trails, schools, restaurants, and shopping, making it the perfect place to call home. Combining modern craftsmanship, elegant finishes, and breathtaking surroundings, this Cochrane residence offers the best of luxury living with a touch of mountain tranquility. Call for your private showing today. (id:6289)

Built in 2025

Essential Information

Listing #	A2263493
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,230
Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	75 Sunvalley Way
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C0X8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Other, Closet Organizers, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Hood Fan, See remarks, Window Coverings, Garage door opener
Heating	Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	URBAN-REALTY.ca
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