



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 SUNVALLEY View, Cochrane T4C 0H4**

MLS® #: **A2090191**

Area: **Sunset Ridge**

Listing Date: **11/03/23**

List Price: **\$1,000,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **5,847 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,161**  
Low Sqft:  
Ttl Sqft: **2,161**

DOM

**198**

Layout

Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Cement Fiber Board,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`6" x 10`0"	Great Room	Main	15`0" x 15`1"
Kitchen	Main	10`10" x 12`7"	Library	Main	7`3" x 12`7"
Foyer	Main	11`3" x 7`0"	3pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	14`7" x 16`0"	Walk-In Closet	Second	7`9" x 7`6"
Bedroom	Second	10`7" x 12`6"	Bonus Room	Second	10`0" x 10`2"
Bedroom	Second	10`0" x 12`6"	5pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**2211829**

Remarks

Pub Rmks: **The Payton is a home to be reckoned with. Building to an already upgraded level of standard specifications is only half the fun. This designer home features the following: ? 9 foot high ceilings leave your main floor feeling open, and airy. ? A beautiful main floor study that is the perfect work from home space. ? Second floor bonus room for additional space. ? Oversized windows to maximize natural light. ? A large deck acts as your staple entertainment space. ? Large kitchen island and flush eating bar, finished in either quartz or granite. ? An intimate dining nook for cozy meals with the family. ? A full walk-through pantry. ? Dedicated mudroom, complete with built-in lockers and front entry closet. ? Second floor laundry room featuring a laundry tub and counter space. ? Spa-like owner's retreat featuring dual vanities, complete with a walk in closet and custom built-ins. ? Unwind in the oversized shower, or take a bath in your soaker tub.**

Inclusions:  
Property Listed By: **n/a**  
**ROYAL LEPAGE BENCHMARK**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









